

Minutes of the October 1, 2024 meeting of the Conservation Board of the TOWN OF ORCHARD PARK, 4295 S. Buffalo Street, Orchard Park, New York at 7:00 P.M. Present were the following:

MEMBERS PRESENT: Richard Schechter, Chairperson
Thomas Jaeger

EXCUSED: Melissa Dennee
Amy Grosjean
John Deluca
Bernadette Clabeaux
David Ward, Alternate
Rose Messina, Secretary

OTHERS PRESENT: Anna Worang-Zizzi, Director of Community Development
Remy C. Orffeo, Acting Planning Coordinator
John C. Bailey, Deputy Town Attorney

The Chairman called the meeting to order at 7:00 P.M. by stating that in accordance with the provisions of the Ethics Law of the Town of Orchard Park it is incumbent upon any Conservation Board member with a financial or business relationship with any petitioner coming before this Board to disclose this relationship and, if warranted, to recuse him or herself from any matter involving the petitioner. Any petitioner coming before this Board who is a relative of, or has a financial or business relationship with, any officer or employee of the Town of Orchard Park, must disclose the nature and extent of such relationship in accordance with the provisions of the ethics law of the Town of Orchard Park.

The Chair noted that because there is no quorum present, members of the Board not present tonight will be canvassed and vote at a later date.

APPROVAL OF MINUTES: With a **MOTION** duly made and seconded, the **September 2nd, 2024** meeting minutes were unanimously approved.

Note: Mr. Deluca and Ms. Dennee issued votes via email.

NEW BUSINESS:

1. **C.E. File# 87-24, 5705 Chestnut Ridge Road, located on the east side of Chestnut Ridge Road, south of Powers Road, Zoned A-1 and R-2.** Dale H. Reigle is requesting 29.5 acres be placed into a Perpetual Easement. Conservation Board to report on findings. (SBL#185.13-1-24.1).

APPEARANCE: Dale Reigle – Owner

The Chairman noted that since the member of the Board who made the site visit was not present, they could not provide much feedback to the Applicant. He stated that it appeared that the Board member would recommend this property for Conservation Easement. He invited the Applicant to return in the future.

2. **C.B. File #03-2024, 10 Cobham Drive, located in the Quaker Centre Industrial Park, on the east side of Cobham Drive, Zoned I-1.** Eaton Mission Systems is seeking Conservation Board approval for submitted Landscaping Plan for a multi-phased project. (SBL#161.18-2-5.2, 161.18-2-2, & 1621.18-2-1)

APPEARANCE: Jason Utzig – C & S Engineers
Raymond Murphy – FFAE Architects

Applicants explained that they are planning to develop 7.5 acres of the Site, which will lead to a majority

of the site, but not all being developed.

The Chair established that the project exceeds both the overall and the interior greenspace requirements.

The Applicants noted that they would be losing some parking but adding more. It was established that although the number of parking spots was increasing, the interior greenspace is sufficient.

Mr. Jaeger felt that the Landscape Estimation was adequate.

Mr. Deluca issued the following comments via email: "I have reviewed the Mission Systems submission and note that it indicates the percentage requirements have been met. I also note that the submitted Landscape Estimate form indicates values that are higher than we have seen from recent submissions, which is a plus from the Conservation Board's perspective."

Mr. Schechter made a **MOTION**, seconded by Mr. Jaeger to **APPROVE** the Landscaping Plan prepared by a NYS licensed Landscape Architect, as submitted on 9/17/2024, based on the following conditions and stipulations:

1. The Total Green Space is 43.14%, and meets the Town Requirement of 20%.
2. The Landscaping Value Estimate of \$89,100 requires a Certified Check amounting to 50% of the total shall be deposited with the Town Clerk prior to receiving a Building Permit. (\$44,550)
3. All lighting is to be directed downward toward the site.
4. Dumpsters or mechanical systems at grade level are to be screened.
5. Approval is contingent upon acceptance by the Town Engineering Department.
6. Upon the completion of the landscape installation the Owner shall provide a Landscape Completion Form (available from the Planning Office or Town's website) and a statement from a NYS Licensed Landscape Architect indicating that the plant materials have been installed in accordance with the specifications of the approved Landscape Plan. Three-years after the date of Landscape Completion, the Owner shall provide a Landscape Security Release Form (available from the planning office, or online at Town Website) with a statement from a Licensed Landscape Architect indicating the condition of the plant materials specified in the approved Landscape Plan, verifying survival through the three-year guarantee period.

THE VOTE ON THE MOTION BEING:

SCHECHTER AYE

JAEGER AYE

The following votes were issued via email:

DELUCA AYE

DENNEE AYE

THE VOTE ON THE MOTION BEING UNANIMOUSLY IN FAVOR, THE MOTION IS PASSED.

There being no further business, the meeting adjourned at 7:13 P.M.

DATED: 10/08/2024

REVIEWED:

Respectfully Submitted
Anna Worang-Zizzi
Recording Secretary

Richard Schechter, Chairman