

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday April 4, 2018

Work Session 6:00 pm
Status of TEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm
Approval of Minutes

Item 1

Dr. Greg Daniel/Legacy Woods Open Space
Design Subdivision
Residential Single Family

Requests an Action under the State Environmental Quality Review Act (SEQRA), Concept Plan Review and a Recommendation for an Open Space Design Subdivision located on the west side of Newhouse Road, north of Roll Road, to the Town Board.

Item 2

Greatbatch LTD.
Industrial Business Park

Requests Major Subdivision Approval to split the existing parcel into several smaller lots at 10000 Wehrle Drive.

Item 3

Charles Kelkenberg/Kelkenberg Homes
Agricultural Rural Residential

Requests Minor Subdivision Approval to create three (3) new building lots at 7025 Goodrich Road.

Chairman Robert Sackett called the meeting to order at 7:00 p.m. Director of Community Development James Callahan led the pledge to the flag.

Planning Board Members present:

Chairman Robert Sackett	1 st Vice-Chairman Richard Bigler
2 nd Vice-Chairperson Wendy Salvati	Steven Dale
Jeffrey Buckley	

Planning Board Members absent: Timothy Pazda, Gregory Todaro, Jason Geasling

Town Officials Present:

Director of Community Development James Callahan
Assistant Director of Community Development Jonathan Bleuer
Councilman Paul Shear
Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

Mr. & Mrs. Fred Wroblewski
 Marlana Rice
 Michael Spiegel

Mrs. Bonnie Tarbell
 Tammy Kamman
 John Fisher

Rob Pidanic
 Lonny Lewis
 Ed & Joan Liszewski

Chairman Sackett explained the protocol for the meeting noting that Mr. Callahan will introduce each project. The applicant will be given an opportunity to add comments regarding the project. The Board will ask the applicant questions on the project. The audience will be invited to ask questions or provide comments on the project. The applicant will be asked to answer any questions the audience had. A Planning Department representative and/or Planning Board member may also answer questions if appropriate. The Board will then decide what action to take on the project.

Item 1

Dr. Greg Daniel/Legacy Woods Open Space
 Design Subdivision
 Residential Single Family

Requests an Action under the State Environmental Quality Review Act (SEQRA), Concept Plan Review and a Recommendation for an Open Space Design Subdivision located on the west side of Newhouse Road, north of Roll Road, to the Town Board.

DISCUSSION:

Mr. Callahan provided the background on the project noting that it is located on the west side of Newhouse Road, between Roll Road and Clarence Center Road and consists of approximately 60 acres. The applicant is present seeking an Action under the State Environmental Quality Review Act and Concept Plan Approval. The Town Board will have final approval authority for an Open Space Design on this project.

Chairman Sackett recused himself from this project as his property borders the project site. The appropriate paperwork has been filed with the Town Clerk. Chairman Sackett left the dais. Vice-Chairman Bigler will preside over this portion of the meeting.

Sean Hopkins, of the Law Firm of Hopkins, Sorgi and Romanowski, is present on behalf of the applicant. Matt Newcomb, project engineer from Passero Associates, is also present along with Greg Daniel Jr. Dr. Greg Daniel is out of town. Mr. Hopkins is seeking a Negative Declaration pursuant to the State Environmental Quality Review Act, Concept Plan approval and a recommendation on the pending request for utilization of the Town's Open Space Design Subdivision standards. This project was previously presented to the Planning Board on March 29, 2017. It was also presented to the Town Board on March 8, 2017. There have been changes to the project since last presented. The applicant held an informational meeting with nearby property owners on February 19, 2018. This project was formerly known as the Newhouse Acres Subdivision, that review process began in early 2000's and ended in 2009. At that time the property consisted of 58 lots and was based on Incentive Lots. Open Space Design requires 50% of the site be permanent open space, while Incentive requires only 25%. There were lots shown along the frontage of Newhouse Road. The current plan shows 50 lots, 50% permanent open space on 60 acres of land. An effort has been made to preserve the Gott Creek Corridor in its entirety. They are not proposing any impacts to the 100 year flood plain associated with Gott Creek. As required, the 200' of the site that is closest to Newhouse Road is also designated as permanent Open Space, this is to preserve the rural character of the area. Previously discussed was the possibility, that

because Dr. Daniel lives next door and there is an equestrian facility there, that an equestrian trail on the site, this is included in the project. When the project comes back for Development Plan the location of the equestrian trail will have been decided. Dr. Daniel has a strong interest in having the homes on this site incorporate environmental amenities such as geo-thermal, solar panels, etc. This project is subject to the mandates of the State Environmental Quality Review Act (SEQRA). The Planning Board has SEQRA obligations which consist of identifying the relevant areas of environmental concern, taking a hard look at those identified environmental areas, and issuing a SEQRA determination supported by a reasonable operation. The applicant has had assistance provided by the Planning Department and the Engineering Department. Prior to considering any approval or SEQRA determination attached to this project the applicant will have to demonstrate that the project will comply with the stringent stormwater quantity and stormwater quality standards as implemented by the New York State Department of Environmental Conservation. The plan does comply with the standards at this point. On March 22, 2018 the Engineering Department said they are satisfied with their review and said the project can move forward to the Planning Board, this review does not constitute approval. The Engineering Department would have to provide their final formal approval of the engineered plans, the Engineers Report and the Storm Water Pollution Prevention Plan.

Mr. Hopkins said in terms of drainage they are providing two (2) on-site storm water management areas for the run-off from impervious surfaces from the applicant's site. There is a large 115 acre watershed located on the east side of Newhouse Road that bisects the project site and goes into Gott Creek, the Engineering Department asked the applicant to provide some storage area on the site to handle this. The applicant has done this. This demonstrates that the applicant will satisfy the storm water quantity standard and will reduce the rate of run-off compared to the existing conditions with no development on the site. Mr. Hopkins went on to explain that the DEC requires that the applicant look at storm events for the following years: 1, 10, 25, 50 and 100 years. Based on the improvements that the applicant is proposing compared to the existing conditions today (with no development on this site) the reduction in the rate of run-off will be 67% during the 1 year storm event, 62% during the 10 year storm event, 61% during the 25 and 50 year storm event, and 58% during the 100 year storm event. This is good news for the property owners on the opposite side of Newhouse Road and for the owners of the property on the contiguous side, the opposite side of Gott Creek. There will be no impacts to the 100 year floodplain associated with Gott Creek.

Mr. Hopkins said in terms of traffic impacts, Passero prepared a traffic impact study. The Town asked the applicant to look at the traffic impacts of the nearby 29-lot Creekwood Subdivision, this was done and included five (5) different intersections within the study area were analyzed. Input was received by Erie County Department of Public Works, since Newhouse Road is a County Road. The analysis demonstrated that there will be no serious degradation in the level of service at any of those five (5) intersections.

The applicant has provided a letter to the Town issued by the New York State Office of Parks, Recreation and Historic Preservation with a no impact determination confirming there are no protected archaeological, cultural or historical resources on the site. Mr. Hopkins said in terms of community character this proposal will not have any potentially significant adverse community character impacts.

Mr. Hopkins referenced wetlands and said when Dr. Daniel purchased the site in 2014 there was an existing jurisdictional determination issued by the Army Corp of Engineers in April 2010. That determination indicated there were only 1.35 acres of wetlands on the project site, however this determination expired in 2015. The applicant retained the services of Wilson Environmental Technologies to go out over the course of 2016 and 2017, they prepared an updated wetland delineation.

That wetland delineation was submitted to the Town, it was also submitted to the Army Corp of Engineers for its review and issuance of a jurisdictional determination. In December 2017 the Army Corp issued a new jurisdictional determination, the wetlands on site have grown dramatically increasing to six (6) wetland areas totaling 12.27 acres, plus the jurisdictional ditch that bisects the site. The current plan shows 0.97 acres of impacts to those Federal Wetlands, which is only 7.9% of that acreage. The remaining 92.1% of the wetland acreage will be permanently preserved. This project will require a permit from the Army Corp of Engineers, that permit application is basically finalized, the applicant is just waiting for a SEQRA determination and then it will be submitted to the Army Corp of Engineers. The Planning Department will be provided a copy of the wetland permit once it is received by the applicant.

Marlana Rice, of 8165 Roseville Lane, said she sent pictures showing the incredible flooding that goes on every year. She has lived her for 21 years and the flooding has continually grown. She understands that the six times augmentation of the wetlands occurred in a four (4) year time. She has a huge yard and nothing can be planted there because it floods so much. It floods so much that Gott Creek changes its course. She is concerned with the buildings when she looks at them in comparison to the areas behind. She said every 20 years there is a new development, so in another 20 years there will be more houses. She has herds of deer go through her yard every night. She is also concerned with the density of the project, how will it impact the schools, the wildlife and who will the Town deal with the 100 year floodplain that may occur in 20 years.

Michael Spiegel, of 5855 Newhouse Road, is concerned with the north entrance of the project site. He does not wish to have the driveway in the front window of his house, he will have headlights on a non-stop basis constantly flash into his windows. This is not what he bought the house for back in 1997. He wishes the driveway could be moved south, near the open rock area would be much more feasible, there are no houses there. He is not against building or development. He also noted that at 7:00-8:00am or 4:00-5:00pm a driver cannot get out onto Clarence Center or Roll Road. Taking a left-hand turn is ridiculous and if there is another 100 cars on Newhouse Road it will be a wait longer than the 15 minutes it is now. Vice-Chairman Bigler asked Mr. Spiegel if the applicant spoke with him about moving the driveway. Mr. Spiegel said he can't tell on the plan if they moved it or not, even if it moved 20' it is still going to be in his windows.

John Fisher, of 5835 Newhouse Road, said the traffic is an issue and since the last meeting last March he has not seen a traffic count meters on the road so he does not know how contemporary that study is. He noted that when the Clarence Center Road bridge was under construction, that traffic being diverted through Newhouse had a very significant impact on getting in and out especially onto Roll Road. Putting an extra 100+ cars on the road without an additional traffic control or a turn lane will have a significant impact. He is also concerned with the effect on drainage back there and the wetlands on the east side of Newhouse Road.

Lonny Lewis, of 8177 Roseville Lane, said his concerns are with the water table and the flooding that has been going on for years and getting worse. There is another creek at the northwest corner of the property that wasn't there when they bought their house 21 years ago. The water table has drastically changed, something is going on under the ground that should be considered. He referred to the comment of the 60% reduction of flood water and said he understands it is because of the run-off that comes from across Newhouse Road. This morning the flooding from the creek in his and his neighbors backyards is up 3' or so because of the rain overnight. He drove to Roll Road and looked at the run-off creek, it had a few inches of water. He does not understand how slowing that down by detention ponds is going to reduce the run-off by 60%, he would like this addressed. Mr. Lewis asked if the construction zone or the bulldozers stop at the lot lines, or is there other clearing that goes on in preparation, and how will

this all be policed? He understands that the DEC protects the creek but a few years ago there was construction downstream and the bulldozers drove right through the creek; it cleared all the brush, the wildlife, everything but the trees. Chairman Bigler explained that NYS Law tells them they can't do anything within a creek.

Mr. Hopkins said the run-off today has been calculated, this is the baseline, DEC regulations say that the applicant cannot increase this baseline. The applicant's plan will reduce the rate of run-off compared to what is there today. The 115 acre area is currently going into Gott Creek, the applicant will detain it and hold it back until after the flood waters pass through the system.

Mr. Newcomb explained the current run-off is 64.4 cubic feet per second, this includes the 115 acres on the other side of the road. After the site is developed the run-off will be reduced to 24.5 cubic feet per second. Ms. Salvati said it is her understanding that the requirements for anyone building any site anywhere, with regards to the stormwater that comes off the site now, when the site is developed it cannot send anymore stormwater off the site above and beyond what was previously going off that site. Mr. Newcomb said that is correct, he goes on to explain that they will not alleviate all the problems of the Gott Creek corridor but they are doing their best with what they have to work with. The Town Engineer has seen the numbers and has concurred.

Mr. Hopkins referred to the growth of the wetlands and pointed out that the previous delineation was from 2007, so the growth was over a ten (1) year period. He went on to explain the reason for the growth is because there was no maintenance on the property, waterways clog up, there is no mowing and the small interspersed wetlands naturally grow. As part of the wetland permitting process there must be mitigation, Dr. Daniel elected to provide that mitigation on site which consists of the creation of 1.54 acres to compensate for the impact of 0.97, once the project is complete there will be more jurisdictional wetlands than there are today.

Mr. Hopkins referred to the density and said this proposal is not denser than surrounding developments. The Open Space Design encourages clustering and the density of this project is .85 lots per acre, there may not be another residential subdivision in Clarence with a lower density. If the applicant simply designed the project based on the Open Space Design standards they could have 60% more lots, they have not done that in recognition of preserving the Gott Creek corridor. They are not building anywhere close to the Gott Creek corridor. There will be clearing limits, there will be no clearing outside the confines of those individual lots. There will be no impacts to the 100 year floodplain. Construction fencing will be used. Nothing will impact the permanent open space.

Mr. Hopkins said in terms how the open space is protected a Declaration of Restrictions must be recorded with the Erie County Clerk's Office. The content and form of the restriction will need to be reviewed by the Town Attorney's Office prior to being recorded. The applicant is required to take the 29+ acres of permanent open space and convey it to an association. An association that needs to be reviewed and approved by the NYS Attorney General's Office. So that area will be owned in common by the future residents, each will have a vested interest in ensuring that the permanent open space is preserved. There are Federal Wetlands and a 100 year floodplain on the site, these cannot be impacted without permits from the Army Corp of Engineers and/or the Federal Emergency Management Agency as well as the Engineering Department.

The driveway location on Goodrich Road was moved approximately 15' to the south so it will not be directly opposite either of the homes at 5855 Goodrich Road or 5845 Goodrich Road. The applicant is willing to engage in a conversation regarding landscaping at the Development Plan stage. The driveway

cannot be moved further because there are wetlands to the north and to the south of that driveway, that central area is where that stormwater and that 115 acre watershed currently crosses.

Mr. Dale referred to the traffic impact this project will have and asked if Mr. Hopkins knows the Level of Service change at either ends of Newhouse Road. Mr. Hopkins said the study showed there was no overall reduction in the Levels of Service at any of the five (5) intersections. The development will increase traffic.

Mr. Buckley asked if all the homes will fall under the same school district. Mr. Hopkins explained the school district boundary bisects the site so some will be in the Williamsville District and some will be in the Clarence District. He went on to say that there were previous discussions with both school districts and neither wanted to allow the other to have the entire area. The schools have the capacity to accept the students plus they want the tax revenue.

Mr. Hopkins said he and Mr. Newcomb appreciate the time and effort that Tim Lavocat and his team put into this proposal.

ACTION:

Motion by Wendy Salvati, seconded by Steven Dale, pursuant to Article 8 of the Environmental Conservation Law to **approve** the Parts 2 and 3 Environmental Assessment Form as prepared and to **issue** a Negative Declaration on the proposed Legacy Woods Open Space Design Subdivision. This Type I Action involves the development of a 50 +/- lot subdivision on 58.96 +/- acres in the Residential Single Family Zone on the west side of Newhouse Road north of Roll Road. After identifying the potential adverse environmental impacts and conducting a thorough review of the submitted site plan, Full Environmental Assessment Form and submitted reports and studies, including coordinated review with archeological, wetland, preliminary stormwater management designs and a traffic impact study being reviewed, it is determined that the project will not have any potential significant adverse impacts upon the environment.

Jeffrey Buckley	Aye	Steven Dale	Aye
Wendy Salvati	Aye	Richard Bigler	Aye

MOTION CARRIED.

Motion by Wendy Salvati, seconded by Steven Dale, to **approve** the Concept Plan as submitted from Passero Associates received in the Planning and Zoning Office on April 2, 2018, subject to the following conditions:

1. Subject to the conveyance of a 30' wide easement along Newhouse Road for a future recreational trail.
2. Subject to Landscape Committee approval of a final landscape plan to include two (2) trees per lot, minimum.
3. Subject to Open Space and Recreation Fees.
4. Common areas along the Gott Creek corridor to remain undisturbed, with the exception of any on-site wetland mitigation authorized by a permit issued by the United States Army Corps of Engineers.

- 5. The conditions of all common areas are to be controlled and maintained in accordance with restrictions outlined in a Homeowners Association Agreement, to be filed in the Erie County Clerk’s Office after review and approval by the Town Attorney’s Office.
- 6. Subject to installation and maintenance of an equestrian trail around the property in the common area.
- 7. Subject to the applicant providing the Planning Department with a copy of a Wetland Permit issued by the United States Army Corps of Engineers prior to the disturbance of any jurisdictional wetland on or tributary to the site.

ON THE QUESTION:

The applicant understands and agrees to the conditions stated above.

Jeffrey Buckley	Aye	Steven Dale	Aye
Wendy Salvati	Aye	Richard Bigler	Aye

MOTION CARRIED.

Motion by Wendy Salvati, seconded by Steven Dale, to **recommend** to the Clarence Town Board approval of the Legacy Woods Open Space Design Subdivision as per the approved Concept Plan.

Jeffrey Buckley	Aye	Steven Dale	Aye
Wendy Salvati	Aye	Richard Bigler	Aye

MOTION CARRIED.

Chairman Sackett returned to the dais.

Item 2

Greatbatch LTD.
Industrial Business Park

Requests Major Subdivision Approval to split the existing parcel into several smaller lots at 10000 Wehrle Drive.

DISCUSSION:

Jim Callahan provided the background on the project noting that it is located on the north side of Wehrle Drive, west of Shisler Road. The property contains over 300 acres. The Planning Board will have final approval authority on this action.

Robert Pidanick, of Nussbaumer and Clarke, is representing the applicant. He is asking for subdivision approval and a State Environmental Quality Review Act (SEQRA) determination with respect to the subdivision. The intent of the subdivision is to clean up various parcels of vacant land surrounding their property. Parcel A is approximately 194 acres, Parcel B is 42.11 acres, and Parcel C is also a part of this request. There is an existing sewage treatment plant located on Parcel A that is owned by Erie County Sewer District #5 (ECSD#5) that currently provides service for the Greatbatch facility as well as the Clarence High School. In the event that Parcel A is sold, the applicant will be sure that any necessary easements are recorded prior to the closing of that property. A representative of ECSD#5 indicated to Mr. Pidanick that all the easements that are necessary for Greatbatch and the High School are currently in place and on record. The applicant proposes to retain ownership of Parcel B as a buffer around the

building. A substantial amount of all this property is State and Federal Wetlands and likely will never be able to be developed in any form. The 10000 Wehrle Drive parcel is currently part of a payment in lieu of taxes, a pilot. Once that pilot expires they plan to combine Parcel B with the 10000 Wehrle Drive piece. 2024 is the expected expiration date of the pilot.

Mr. Pidanick said there was a battery plant located at 4255 Research Parkway. There was a fire more than 30 years ago at that facility. There was a clean-up and a remediation took place in July 1988, ongoing monitoring has taken place. As of the last monitoring the site was clear and clean, no groundwater contamination, no fire water contamination. The attorney for the applicant was able to provide documentation about the clean-up. This information was added to the Environmental Assessment Form that was provided to the Town, and went on to the DEC. The DEC responded on March 23, 2018 and none of the issues were brought up regarding the site next door. The DEC indicated that they agreed that the Town of Clarence should be the Lead Agency on this project. They also indicated that properties to the north of Wehrle Drive contain significant acreage of NYS Wetlands CL-3 and its associated 100' buffer area. There is a portion of the site which appears to be an archeologically sensitive area. Future activities which would involve land disturbance of one (1) acre or more, the owner is required to file a Stormwater Pollution Prevention Plan. Greatbatch is only proposing to split property, there are no other plans for development on any of the parcels.

Chairman Sackett noted that this proposal is a lot split with no land disturbance at this time, nor does it involve any rezoning. Should there be any land disturbance in the future the applicant would have to come back to the Town and be subject to approval, an environmental review, etc.

Bonnie Tarbell, of 4590 Shisler Road, represents the Tarbell Estate, multiple properties in Clarence. Thanked the Board for clearing up the information about the project. She asked if the existing lot is still part of the industrial wetlands and zoned that way. Chairman Sackett said yes it is zoned Industrial, however he cannot speak to the location of the wetlands.

ACTION:

Motion by Steven Dale, second by Richard Bigler, pursuant to Article 8 of the Environmental Conservation Law to **approve** the Parts 2 and 3 Short Environmental Assessment Form as prepared and to issue a Negative Declaration on the proposed Greatbatch LTD. Major Subdivision located at 10000 Wehrle Drive. This Unlisted Action involves a subdivision to split an existing 300+ acre parcel into three (3) smaller parcels. After thorough review of the submitted survey and Short Environmental Assessment Form and identifying that the proposed action is administrative in nature with no actual ground disturbance proposed, it is determined that the proposed action will not have a significant negative impact upon the environment.

Jeffrey Buckley	Aye	Steven Dale	Aye
Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Motion by Steven Dale, seconded by Richard Bigler, to **approve** the proposed Greatbatch Ltd. Subdivision located at 10000 Wehrle Drive as per the submitted survey from Nussbaumer and Clarke dated January 2018 identifying that any future use of the newly created lots will be subject to review and

approval by the Clarence Town Board, including review under the State Environmental Quality Review Act.

Jeffrey Buckley	Aye	Steven Dale	Aye
Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Item 3

Charles Kelkenberg/Kelkenberg Homes
Agricultural Rural Residential

Requests Minor Subdivision Approval to create three (3) new building lots at 7025 Goodrich Road.

DISCUSSION:

Mr. Callahan provided the history on the project noting that it is located on the east side of Goodrich Road, south of Lapp Road. It is an existing vacant parcel. The Planning Board has final approval authority for this action.

Guy Berberich is present and explained that he and Mr. Kelkenberg are both owners of the area that is being split. Chairman Sackett asked who owns the remainder of the lot. Mr. Berberich said he and Mr. Kelkenberg own it. There are no plans for the remainder of the lot at this time.

Karen Washbohn, of 9626 Martin Road, said she reviewed the documents on-line and noticed that there are wetland determinations that border Goodrich Road, she asked how this will be navigated. Chairman Sackett said that will depend on the builder at the time when the property is being developed. The Board is not approving development this evening. Splitting the lots has little impact on the wetlands. This is not development approval, it is only to split the property.

ACTION:

Motion by Jeffrey Buckley, seconded by Steven Dale, pursuant to Article 8 of the Environmental Conservation Law to **approve** the Parts 2 and 3 Short Environmental Assessment Form as prepared and to **issue** a Negative Declaration on the proposed Kelkenberg Minor Subdivision located at 7025 Goodrich Road. This Unlisted Action involves a subdivision to split the existing 29 +/- acre parcel to create three (3) new building lots in the Agricultural Rural Residential Zone. After thorough review of the submitted site plan and Short Environmental Assessment Form and identifying that the proposed action is administrative in nature with no actual ground disturbance proposed, it is determined that the proposed action will not have a significant negative impact upon the environment.

Jeffrey Buckley	Aye	Steven Dale	Aye
Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Motion by Jeffrey Buckley, seconded by Steven Dale, to **approve** the proposed Kelkenberg Minor Subdivision located at 7025 Goodrich Road as per the submitted survey from William Schutt and Associates dated August 30, 2017, with the following conditions:

1. New lots will be subject to review and approval from the involved regulatory agencies for any wetland disturbance associated with future construction on the newly created lots and remaining parent parcel.
2. Subject to review and approval by the Town of Clarence Building and Engineering Department on any future building permit applications on the newly created lots.
3. Subject to approval by the Erie County Department of Public Works on any future access to the newly created lots.
4. Subject to Erie County Health Department approval on any future on-site sanitary facility applications.
5. Subject to Open Space and Recreation Fees on all future building permit applications on the newly created lots.

ON THE QUESTION:

Mr. Berberich understands and agrees with the conditions stated above.

Mrs. Salvati noted Chapter 193 Article IV Required Improvements §193-21 Lots, of the Subdivision of Land Law which notes that if the applicant or future land owner comes back to seek one more lot split they will have to demonstrate how they will share a common driveway. This law was written to control the number of curb cuts for lot splits on to town roadways. She read from the law: “Lots that are less than 300’ of frontage that front on to County or State highways shall be designed so as to share a common curb cut with an adjacent lot if either adjacent lot has not been previously granted a curb cut permit. When more than three lots are proposed to be subdivided from a parcel with frontage on a County or State highway, access for all such lots shall be on internal streets, not on a County or State highway. Each lot permitted to front on a county or state highway shall provide for an approved on-site turnaround so as to obviate the necessity of any vehicle from backing onto such highway.”

Mr. Berberich understands the above comment.

Jeffrey Buckley	Aye	Steven Dale	Aye
Wendy Salvati	Aye	Richard Bigler	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Meeting adjourned at 8:05 p.m.

Carolyn Delgato
Senior Clerk Typist