

Town of Clarence  
One Town Place, Clarence, NY 14031  
**Planning Board Minutes**  
Wednesday August 30, 2017

**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**

Automotive Code Review and Recommendation

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

Planning Board Members present:

Chairman Robert Sackett	Timothy Pazda	Gregory Todaro
Jeffrey Buckley	Jason Geasling	

Planning Board Members absent:

Richard Bigler	Wendy Salvati	Steven Dale
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Town Officials Present:

Director of Community Development James Callahan  
Assistant Director of Community Development Jonathan Bleuer  
Councilman Chris Greene

Other Interested Parties Present: none

Motion by Gregory Todaro, seconded by Timothy Pazda, to **approve** the minutes of the meeting held on, July 19, 2017 as written.

Jason Geasling	Aye	Jeffrey Buckley	Aye
Gregory Todaro	Aye	Timothy Pazda	Aye
Robert Sackett	Aye		

MOTION CARRIED.

In the absence of Planning Board members Richard Bigler, Wendy Salvati and Steven Dale, alternate Planning Board member Jason Geasling will have full voting privileges this evening.

**Item 1**

Automotive Code Review and Recommendation.

**DISCUSSION:**

Jim Callahan provided the history on the Automotive Code Updates noting that in April 2016 the Town Board initiated a moratorium on automotive uses along Main Street and in February 2017 the Town Board initiated a moratorium on automotive uses on Sheridan Drive. The Planning Board Executive Committee as well as the Planning Department have been working on a mechanism to deal with auto uses while awaiting full adoption of Vision Main Street, Market Analysis on Main Street and the Master Sewer Plan, all of which are under development at this time. As an interim solution the Planning Board has been working on the update. The current Special Exception Use Permit sections of the Zoning Law dealing with anything related to automotive uses are included. The Planning Board initiated coordinated review on the proposed draft amendments in July and is ready for final review and recommendation to the Town Board. The adoption of these proposed amendments will be an essential transition to form based or similar code concepts for Main Street and Sheridan Drive while maintaining the base Commercial Zone as it currently exists for all uses.

**ACTION:**

Motion by Timothy Pazda, seconded by Gregory Todaro, pursuant to Article 8 of the Environmental Conservation Law to **accept** Part II and Part III of the Environmental Assessment Form as prepared by the Planning Department and to **recommend** a Negative Declaration on the adoption of Automotive Code updates within the Town of Clarence Zoning Code Chapter 229. After thorough review of the Draft Code Amendments and the Short Environmental Assessment Form and including coordinated review among involved agencies it is determined that the proposed action will not have a significant negative impact upon the environment.

**ON THE QUESTION:**

In response to Chairman Sacketts question regarding the Environmental Assessment Form, Mr. Callahan clarified that the motion is correct as the review was on the Full Short Environmental Assessment Form.

Jason Geasling	Aye	Jeffrey Buckley	Aye
Gregory Todaro	Aye	Timothy Pazda	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Motion by Timothy Pazda, seconded by Gregory Todaro, to **recommend** to the Clarence Town Board adoption of the Final Draft Code Amendments related to Automotive Uses as per the Final Draft Amendment dated August 30, 2017.

Jason Geasling	Aye	Jeffrey Buckley	Aye
Gregory Todaro	Aye	Timothy Pazda	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Meeting adjourned at 7:05 p.m.

Carolyn Delgato  
Senior Clerk Typist