

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday, March 19, 2025

Work Session 6:00 pm

Status of SEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm

Approval of Minutes

Chairman Robert Sackett called the meeting to order at 7:00 p.m.

Councilman Paul Shear led the Pledge of Allegiance.

Planning Board Members present:

Chairman Robert Sackett
Gregory Todaro
Daniel Tytko

Vice-Chair Richard Bigler
Jason Geasling

Planning Board Members absent:

2nd Vice-Chair Wendy Salvati
Jason Lahti

Town Officials Present:

Director of Community Development Jonathan Bleuer
Junior Planner Andrew Schaefer
Councilman Paul Shear
Councilman Bob Altieri
Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

Kathy Karaszewski
Michel Metzger

Kristin Kight

Paul Kight

Item 1

Benderson Development
Major Arterial

Requests Conceptual Plan approval for a
proposed Trader Joe's retail grocery store at
5017 Transit Road.

DISCUSSION:

Mr. Bleuer announced the project to be located at 5017 Transit Road. East side of Transit Road, north of Sheridan Drive. This is an existing 1.3-acre parcel located in the Major Arterial zone, formally containing a vacant Applebee's Restaurant and associated facilities. In 2022, the site was proposed to contain a quick service restaurant and drive-through, which was ultimately never approved due to unsolved traffic pattern/flow issues.

The applicant is requesting Concept Plan consideration of a proposed 13,500 sqft retail grocery store, known as Trader Joe's, with associated facilities. Three (3) access points are proposed for the site, all of which would be through the existing Eastgate Plaza. The new building would feature a variety of materials, including brick, stone, and hardiboard siding.

The Town Board referred the proposal to the Planning Board in January. In January, the Planning Board initiated a coordinated review under the State Environmental Quality Review Act (SEQRA). Since that time, the applicant has worked to address comments received from involved agencies during the coordinated review.

The Planning Board has the authority to act on this request after an action through the State Environmental Quality Review Act.

Note: The retail building is proposed to have a 10' side yard setback. The applicant must seek a variance from the Zoning Board of Appeals.

James Boglioli was present to represent Benderson Development Company, LLC.

Mr. Boglioli stated that he was there one month ago and would not go through the whole project and wanted it to be known what they have completed since the last meeting.

Mr. Boglioli submitted a revised plan, received Landscape Committee approval, addressed engineering comments, and resubmitted it to the Town. He also added that they made some changes based on the comments received from the board at the last meeting.

Mr. Boglioli mentioned that the original driveway was a right-in and has been modified to a right-in and right-out configuration with a maintained closure, as indicated on the map presented at the meeting. They also added a curbed pedestrian island to protect pedestrians from standing in a striped area in the parking lot.

Mr. Boglioli stated the crosswalk remains the same, but they also added landscaping all around the front, which was submitted to the landscape committee.

Mr. Boglioli stated they dropped all the lights to 15 feet except for the two lights in the middle, as shown on the Map in which they are 25 feet instead of the 35 feet which are in the shopping center. He also stated that they would not be able to light the site accordingly if they dropped it any smaller.

Mr. Todaro asked if there were any changes regarding the mechanics from the last time.

Mr. Boglioli responded that there was nothing different, and they were on the rooftop and screened by the wall at the rooftop line.

Mr. Todaro also asked if the dumpsters were going to be in the same place as before.

Mr. Boglioli stated that the dumpster locations are unchanged and showed their location on the Map provided at the meeting and that they will be enclosed.

Mr. Todaro stated that they are present this evening to get referred to the Zoning Board for the 10-foot buffer for the side of the property to the south side. Mr. Todaro had asked if he had heard anything from his neighbors.

Mr. Boglioli referred to the map at the meeting and stated that the existing building is set at 10 feet, and they matched those 10 feet with the new building, and that the next-door neighbor is about 10 feet from the property line. He has no issues or concerns.

Regarding Public Participation, no one spoke.

With no one wishing to be heard, Public Participation was closed for this project at this time.

ACTION:

Motion by Gregory Todaro, seconded by Richard Bigler that Pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Forms as prepared and to **issue a Negative Declaration** on the proposed Benderson Development Trader Joe's Retail Grocery Store project at 5017 Transit Road. This Unlisted action involves the construction of an approximately 13,500 sqft retail grocery store and associated facilities in the Major Arterial zone. After a thorough review of the submitted plans, documents, meeting minutes, reports, letters, and Environmental Assessment Forms, it is determined that the proposed actions will not have a significant negative impact on the environment.

Daniel Tytka	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED.

Motion by Gregory Todaro, seconded by Richard Bigler to deny the Benderson Development Concept Plan per the submitted drawing by Pinewood Engineering dated December 16th, 2024.

ON THE QUESTION:

This proposal does not meet a required side yard setback. If the applicant chooses to make an appeal to the Zoning Board and is successful, this proposal must be returned to the Planning Board for Concept Plan review.

Daniel Tytka	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED.

Item 2

Bevilacqua Development, LP
Major Arterial

Requests Amended Development Plan approval for the rehabilitation of the former Hector's Hardware building and site, to accommodate an O'Reilly Auto Parts retail store at 5355 Transit Road.

DISCUSSION:

Mr. Bluer introduced the project at 5355 Transit Road. East side of Transit Road, north of Greiner Road. The existing 0.8-acre parcel is in the Major Arterial zone, formerly home to Hector's Hardware.

The applicant is requesting an amended Developed Plan and amended Final Architectural approvals for the rehabilitation of the former Hector's Hardware building to be converted into an O'Reilly Auto Parts retail store. Upgrades to the existing parking lot, associated facilities, and building façade are proposed. The redesigned façade will feature a variety of materials such as Hardie plank, EIFS, stone, brick, and CMU.

In July of 2024, the Planning Board issued Development Plan approval for the rehabilitation of the site to be converted into a commercial plaza featuring a restaurant (Dave's Hot Chicken) and a retail tenant. Since that time, the Project Sponsor and tenant have changed. Most recently, the applicant has received Landscape Committee approval of a final landscape plan, and the Engineering Department has determined that the applicant's Development Plan meets technical requirements.

The Planning Board has the authority to consider this amended Development Plan. Approval would constitute the final Board action before construction.

Matt Dubois from Block and Longo P.C was present to represent the applicant.

Mr. Dubois had no further comment from Mr. Bleuer.

Mr. Tytka asked where the man doors would be on the site.

Mr. Dubois referred to the Map at the meeting and pointed out that it is next to the garage door and another on the left side elevation.

Mr. Tytka asked if there was one on the south side of the property.

Mr. Dubois stated yes.

Mr. Tytka stated that they would need a sidewalk as per the building code and that it is something to investigate.

Mr. Dubois believed that this had been discussed previously, and he will confirm with his client.

Mr. Tytko also asked about the placement of the handicapped signs, as they are not shown on the maps. Mr. Tytko stated the Town would like to see Ballard-type posts instead of being affixed to the building.

Mr. Tytko asked how high the lights would be, and he stated that the Board would like them to be 15 feet maximum.

Mr. Dubois was unsure and will get clarification from his client.

Mr. Tytko asked if they were looking into cross-access to the south with Burger King.

Mr. Dubois said this is another point of clarification he needs to make, as he did not see it depicted.

Regarding Public Participation, no one spoke.

With no one wishing to be heard, Public Participation was closed for this project at this time.

ACTION:

Motion by Mr. Tytko, seconded by Gregory Todaro to approve the Bevilacqua Amended Development Plan, located at 5355 Transit Road, per the submitted plan by Carmina Wood Design, dated December 5th, 2024, with a final revision date of February 17th, 2025, and to **approve the Amended Final Architectural** drawings by Colliers, dated November 18th, 2024, with a final revision date of February 28th, 2025, all subject to the following conditions being met:

1. Applicant meeting the requirements of the Town of Clarence Building Department fire code compliance review and associated conditions.
2. Applicant meeting any additional requirements of the Town of Clarence Engineering and Building Departments, and any associated conditions, before any permits being obtained for construction on the property.
3. Subject to New York State Department of Transportation approval for the northly Transit Road curb cut removal and right-of-way site reclamation from pavement to greenspace per the approved plan.
4. Subject to Erie County Division of Sewerage Management review and approval and additional regulatory agencies, as required, for connection to the sanitary sewer system within Erie County Sewer District #5.
5. Applicant meeting the requirements of the Landscape Committee Approval on February 11th, 2025, and associated conditions, including but not limited to, the management of all landscaping in perpetuity and replacement, in-kind, should there be any deterioration, or death, or disease to plantings; and the maintenance of all fencing, and replacement in kind, should there be any deterioration or damage.
6. Dumpster enclosure shall always remain closed when not in use. Dumpster service shall occur in conformance with the Town Code. No garbage or debris shall accumulate outside of the dumpsters.
7. No building lighting shall extend above the roof ridgeline, and no freestanding lighting shall be elevated above 15'. All lighting shall be turned off no later than one hour after business hours except for necessary security lighting, and all lighting shall comply with the Town Code, be dark sky compliant, and be shielded to prevent spillage onto adjoining properties.

- 8. Buildings must be constructed with approved materials and colors, ensuring industry-standard quality for durability and appearance.
- 9. Any ground-exposed mechanicals shall be shielded from view by approved landscaping, and any roof mechanicals shall not be visible from public rights-of-way.
- 10. The building and site shall be maintained as approved in perpetuity, and any building and site deficiencies shall be repaired or replaced as approved.
- 11. Paved areas are to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas, and all parking areas shall be curbed except for any pedestrian access ramp areas.
- 12. No unapproved outside storage or display of any kind on the property, including, but not limited to, goods, materials, and debris.
- 13. Any permanent signage is subject to review and approval by the Sign Review Committee, and any temporary signage is subject to review and approval by the Office of Planning and Zoning.
- 14. Subject of Open Space, and any other applicable fees as required by the Town Code.

Mr. Dubois has heard, understands, and agrees to the conditions.

ON THE QUESTION:

The Planning Board’s Negative Declaration for this property, issued on January 10th, 2024, remains in full force and effect.

Daniel Tytka	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED.

Item 3

Henry Jurek
Traditional Neighborhood District

Requests Site Plan approval for a 1-lot residential Open Development Area at 8270 County Road.

DISCUSSION:

Mr. Bleuer introduced the project at 8270 County Road. North side of County Road, east of Stahley Road.

The existing 4-acre parcel is located in the Traditional Neighborhood District and contains an existing commercial structure.

The applicant is requesting Site Plan approval of a proposed 1-lot single-family residential Open Development Area. The lot will cover around 2 acres and have access via the existing private drive used by the commercial building.

In September of 2024, the Town Board referred the proposal to the Planning Board. In October of 2024, the Planning Board initiated a coordinated review under the State Environmental Quality Review

Act (SEQRA). Since that time, the applicant has worked to address comments received from involved and interested agencies.

The Planning Board has the authority to act on this request after an action through the State Environmental Quality Review Act.

Henry Jurek and Ken Zollitsch with the engineering firm Greenman Pederson Inc. were present to represent this project.

Mr. Zollitsch stated that they are seeking to create a single 2-acre lot from a 4-acre lot owned by Mr. Jurek. The proposed lot would be for a single-family home and serviced by an existing private driveway.

Mr. Zollitsch mentioned that they have worked with the Town Engineering Department and the New York State Department of State to obtain a fire code variance to allow for a house to be constructed beyond what is minimum for the fire hydrant reach.

Mr. Zollitsch stated they did receive approval from the building Department as well as the local fire chief. Therefore, they are looking for final approval for the lot creation.

Mr. Tytka asked if there would be any clear-cutting needed to build.

Mr. Jurek Responded no.

Mr. Tytka asked if there was going to be any wetland disturbance.

Mr. Zollitsch responded that there were no wetlands in this area and referred to the map on the screen.

Mr. Tytka asked if the easement would be updated to allow access to the new lot.

Mr. Zollitsch agreed that a new easement will have to be reviewed to confirm that the new lot will have shared access between the commercial facility and the back, and the proposed residential lot.

Mr. Tytka asked if the drainage would flow into the existing pond.

Mr. Zollitsch confirmed that the natural grade does slope toward the existing pond.

Chairman Sackett stated that it is also important that the easement gives access to the driveway near County Road because that is another lot. He stated that they would be looking for two easements.

Regarding Public Participation, no one spoke.

With no one wishing to be heard, Public Participation was closed for this project at this time.

ACTION:

Motion by Daniel Tytka, seconded by Richard Bigler Pursuant to Article 8 of the Environmental Conservation Law to **accept** the Part 1 Environmental Assessment Form as submitted and **approve** the Part 2 & 3 Environmental Assessment Form as prepared and to **issue a Negative Declaration** on the

proposed Jurek Open Development Area at 8270 County Road. This Unlisted Action involves the development of one (1) single-family residential lot in the Traditional Neighborhood District. After a thorough review of the submitted plans, documents, meeting minutes, reports, letters, and Environmental Assessment Forms, it is determined that the proposed actions will not have a significant negative impact on the environment.

Daniel Tytka	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

Motion by Daniel Tytka, seconded by Richard Bigler to approve the Jurek 1-lot residential Open Development Area **Site Plan** at 8270 County Road

Per the submitted drawing set by GPI, dated February 2024, with a final revision date of March 7th, 2025, subject to the following conditions being met:

1. Applicant meeting the requirements of the Town of Clarence Building Department fire code compliance review and associated conditions.
2. Applicant meeting any additional requirements of the Town of Clarence Engineering and Building Departments, and any associated conditions, before any permits being obtained for construction on the property.
3. Subject to Erie County Division of Sewerage Management review and approval and additional regulatory agencies, as required, for connection to the sanitary sewer system within Erie County Sewer District #5.
4. Applicants shall submit to the Town Planning and Attorney's Offices cross-access agreements to the newly created lot and for the existing driveway connection at 8280 County Road. Once approved by the Town, the applicant shall file the same in the Erie County Clerk's office and provide a stamped "FILED" copy to the Town Planning and Attorney's Offices after recording.
5. Applicants shall grant and prepare any easements determined to be necessary by the Town of Clarence Engineering Department, based on the technical review of the approved Site Plan. Said Easements shall be submitted by the applicant for review and approved by the Town Engineering, Highway, and Legal Departments. After approval, the applicant shall file the same in the Erie County Clerk's office and provide a stamped "Filed" copy to the Town Attorney's office after recording and before building permit issuance by the Building Department.
6. If a Homeowner's Association is to be created by the applicant, a copy of the bylaws, rules and regulations shall be prepared and submitted to the Planning Office and Town Attorney's Office for review and approval, before building permit issuance by the Building Department, and before submission to the Attorney General's office.
7. Any entrance or private drive lighting must be dark sky compliant and shielded to prevent spillage onto adjoining parcels.
8. Subject to Open Space, Recreation, and any other applicable fees as required by the Town Code.

Mr. Jurek and Mr. Zollitsch heard, understood, and agreed to the conditions.

Daniel Tytka	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

Item 4

Buffalo AutoSpa
Restricted Business

Requests the Recommendation of a Temporary Conditional Permit for an automotive detailing operation at 8870 Sheridan Drive.

DISCUSSION:

Mr. Bleuer introduced the project at 8870 Sheridan Drive, the Northeast corner of Sheridan Drive and Shimerville Road. This is an existing 0.60-acre parcel located in the ~~Commercial~~-Zone (Restricted Buisness), containing a former gas and service station.

The applicant is requesting a recommendation to the Town Board of a Temporary Conditional Permit for an existing unpermitted automotive detailing operation. Proposed modifications to the site include, but are not limited to, the reduction of one of the two curb cuts to Sheridan Drive, replacement of pavement with greenspace around the existing freestanding sign frame, addition of a stone base to the canopy columns, replacement and striping of parking areas, and the installation of landscaping and dumpster enclosure.

On June 26, 2023, the applicant was advised that his operation was unpermitted, and no signage would be permitted and installed until the use was reviewed and approved by the Town.

From August 24, 2023, to March 7, 2025, the Town attempted to work with the landlord, applicant, and their representatives to place this item on an agenda.

Most recently, on March 7, 2025, the applicant submitted owner authorization for property improvements and permit/approval applications.

The Planning Board is a recommending body to the Town Board.

Matt Dubois from Block and Longo P.C was present to present the applicant.

Mr. Dubois stated that the canopies will feature stone façade material on the lower sections, and the posts will be painted black.

Mr. Todaro wanted to be sure that the applicant agreed with the conditions set forth and reminded him that this is a temporary conditional permit, and if not adhered to, the status can change.

Mr. Todaro stated that the initial permit would be issued for a term not exceeding one year. He also asked for clarification of the existing canopy and the request that it should be improved with a building- matching stacked stone base and new black paint.

Mr. Dubois explained that there is stacked stone material on the front of the building, and they are proposing to encase the columns with the same material to improve the look of that.

Mr. Todaro also questioned if the columns would remain black.

Mr. Dubois answered yes.

Mr. Todaro wanted to be sure the applicant understands the parking underneath the canopies will only be for the vehicles that have been completed in the detailing process, and no storing of unlicensed vehicles or storage of any cars.

Mr. Dubois agreed.

Mr. Todaro asked Mr. Dubois to elaborate on the dumpster screening.

Mr. Dubois states that Pat Sheedy has proposed an enclosed dumpster on the Northeast side of the building, and it will be fully enclosed with a lock-in gate and closed when not in use, and fully screened in.

Mr. Todaro also explained that they would like the landscaping to be maintained and asked Mr. Dubois to explain the free-standing lighting.

Mr. Dubois was not fully clear on the lighting details that are proposed.

Mr. Todaro wanted to convey that the lighting should not exceed 15 feet and must be dark sky-compliant, shielded, and should not cast on other properties in that area.

Mr. Todaro asked Mr. Dubois to explain the paving on the property.

Mr. Dubois stated there is a stone area to the East of the property that they plan to move and replace with grass for better aesthetics, and there would be additional paving added and referred to the dark grey area of the map.

Mr. Todaro asked if the parking areas would be striped.

Mr. Dubois answered yes.

Mr. Todaro asked for the number of proposed parking spaces.

Mr. Dubois stated there should be 14 or so parking spaces.

Mr. Todaro asked if these would be for employee parking or for cars being staged for doing business.

Mr. Dubois answered yes it would be for both,

Mr. Todaro said they do not want any storage of any kind to be stored there, including trailers and materials, and said those items are to be inside the building itself.

Mr. Todaro wanted to be sure they understood this permit is for Auto detailing, and if they need to change the use, they need to reapply and would need approval by the Town Board.

Mr. Todaro also stated that any signage must be approved.

Regarding Public Participation, no one spoke.

With no one wishing to be heard, Public Participation was closed for this project at this time.

ACTION:

Motion by Gregory Todaro, seconded by Daniel Tyka to recommend the issuance of an automotive detailing **Temporary Conditional Permit** to the Town Board for Buffalo AutoSpa, located at 8870 Sheridan Drive, per the submitted drawings by Carmina Wood Design, dated January 6th, 2025, subject to the following conditions being met:

1. The initial permit shall be for a term no greater than one year.
2. The applicant must meet any additional requirements of the Town of Clarence Engineering, Building, and Fire Inspector, and any associated conditions, before any permits are obtained and/or construction on the property.
3. Subject to New York State Department of Transportation approval for the westerly Sheridan Drive curb cut removal and site right-of-way reclamation from pavement to greenspace per the approved plan.
4. Per the assurance letter of the applicant, dated January 8th, 2025, the existing canopy shall be improved with building matching stacked stone base and new black paint.
5. Per the assurance letter of the applicant dated December 2nd, 2024, the existing canopy will be used to temporarily park completed customer vehicles only.
6. Landscape Committee approval of a final landscape plan prior to Town Board issuance of a Temporary Conditional Permit, including any necessary dumpster screen fencing and planting details. In addition, a maintenance plan shall be submitted as part of the landscape plan to ensure items remain in perpetuity and are maintained or replaced in kind should there be any deterioration or death and disease to plantings.
7. Structures and sites shall be maintained in perpetuity, and any deficiencies shall be repaired or replaced in kind.
8. No building lighting shall extend above the roof ridgeline, and no freestanding lighting shall be elevated above 15'. All lighting shall be turned off no later than one hour after business hours except for necessary security lighting, and all lighting shall comply with the Town Code, be dark sky compliant, and be shielded to prevent spillage onto adjoining properties.
9. Paved areas are to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas.
10. No unapproved outside storage or display of any kind on the property, including, but not limited to, unlicensed vehicles, goods, materials, and debris.
11. Beyond that of automotive detailing, no additional future business operations or operators are not allowed without proper application made by the applicant and review and approval by the Town.
12. To qualify for renewal, all site, structure, and landscaping requirements must be completed within one year of permit issuance.
13. Any permanent signage will be subject to review and approval by the Sign Review Committee, and any temporary signage will be subject to review and approval by the Office of Planning and Zoning.

14. Subject of Open Space, and any other applicable fees as required by the Town Code.

Mr. Dubois heard, understood, and agreed to the conditions.

ON THE QUESTION:

Mr. Bleuer stated that he had incorrectly stated that the zoning was Commercial on this property and wanted to note that this is zoned as Restricted Business.

Daniel Tytka	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

Item 5

Stephen Development / Dimar Manufacturing Industrial Business Park	Requests Conceptual review of a proposed light manufacturing and warehouse facility, located on Research Parkway, within Phase 1 subplot 5 of the previously approved industrial business park.
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DISCUSSION:

Mr. Bleuer introduced the project at SBL 83.00-3-31. Southwest side of Research Parkway, Phase 1 subplot 5 of the previously approved Research Parkway Industrial Business Park.

3.6-acre parcel zoned Industrial Business Park, yet to be Final Plat approved.

The applicant is requesting a Conceptual review of a proposed light manufacturing and warehouse facility of approximately 33,125 sq.ft, with associated facilities. Two curb cuts are proposed to Research Parkway, and cross access is planned to the recently constructed Dimar Facility immediately adjacent to the southeast. The new facility will act as an expansion of the established business.

Phase 1 of the Research Parkway Industrial Business Park was approved by the Planning Board in September of 2024 and is still in the construction phase. The Town Board referred this request to the Planning Board in February.

The initiation of a coordinated review under the State Environmental Quality Review Act will allow for the involved agency and interested party to comment.

Noel Dill and Paul Stephen II from Stephen Development, Dave Sutton with Sutton Architects, and Mike Metzger with Metzger Engineering were present to represent the applicant.

Dave Sutton with Sutton Architects stated they are looking to propose a 33,000 sq.ft. building, which is an expansion of a successful business next door known as Dimar. The proposed space is for light manufacturing and storage with about 1700 sq.ft of office space, which will be facing the street and referred to slides.

Referring to the slides, Mr. Sutton has noted that the building will have two facades: one on the shorter side, which will have complete frontage, and another along the longer side adjacent to the parking lot, which will also feature full frontage. They are proposing high-quality materials for both side finishes.

Regarding the material to be used, Mr. Sutton stated that the code requires 60 percent of the building must be non-metal material, therefore, they have selected a material made of synthetic stucco, which is highly durable, highly insulated, and creates a nice compliment to the remaining metal building.

He discussed the material and shared samples at the meeting.

Mr. Sutton stated they are looking for site plan approval and architectural approval.

Regarding the architecture, Mr. Sutton referred to the slides but also noted that this building is 26 feet tall and is a steel building with a sloped roof, and they are disguising the front view so that it has a more traditional look. He added they are also complimenting the Street side with a fair amount of glass presence. Continuing to refer to the slides, he noted they have also further enhanced the look of the building with a metal canopy, making the corner of the building the focal point.

Regarding the lighting, Mr. Sutton referred to the slides and stated they selected wall packs that will be downward lights and primarily for architectural lighting but also to be used to provide security lighting in the parking lot, and they will be dark sky compliant and shielded. Soffit lighting will also be used in the canopy.

Mr. Sutton stated that they have considered the previous comments from PBX and the Planning Department and have tried to design a building that is architecturally suitable, cost-effective, and functional as a warehouse facility.

Mr. Geasling asked if there are any light standards proposed.

Mr. Sutton said yes, there is to get the required lighting. They envision 1 light standard in the back by the loading dock and then 1 light standard in the center of the detention pond and parking. He said they would be no taller than 15 feet and would face downward.

Mr. Geasling asked if the South elevation building is all metal and if this is facing the other building.

Mr. Sutton referred to the site plan on the slides and stated that the all-metal portion of the building is going to be shielded from the existing structure as well, and there is limited view and exposure to the back of the building where the loading dock is.

Mr. Geasling asked where the mechanicals would be located.

Mr. Sutton stated some of the mechanicals will be located on the ground, however, that is yet to be determined, as they are not that far into the development. He explained that they will not exceed 3 feet in height and will be placed on a concrete pad, which will be screened with vegetation and will be further reviewed by the Landscape Committee.

Mr. Geasling asked if the mechanicals would be located between the two buildings.

Mr. Sutton responded that he believed they could be located between the two buildings and would avoid placing them at the front.

Mr. Todaro asked for him to describe how the material for the building is fastened to the walls externally.

Mr. Sutton had an example of the material and explained that it is a deigned panelized system and fastened with a mechanical fastener that has a gasket material in between them with an interlocking tongue and groove. The end result you will not see any fasteners or gaskets.

Regarding Public Participation, no one spoke.

With no one wishing to be heard, Public Participation was closed for this project at this time.

ACTION:

Motion by Jason Geasling, seconded by Gregory Todaro, Pursuant to Article 8 of the Environmental Conservation Law, to **accept** the Part 1 Environmental Assessment Form as submitted and to seek Lead Agency status and **commence a coordinated review** among involved and interested agencies on the Dimar Manufacturing project at Research Parkway Extension Phase 1 subplot 5. This Unlisted action involves the construction of an approximately 33,000 sqft light manufacturing and warehouse building and associated facilities in the Industrial Business Park zone.

Daniel Tytka	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED

The meeting **adjourned** at 7:46 p.m. with a motion by Chairman Robert Sackett.

Suzanne Wiepert
Part Time Clerk Typist