

Chairman Larry Ruth called the meeting to order at 7:32 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deborah Amsler and Peter Schillaci. Also present were Paul Russell, Norman Druschel and Phil Williamson.

Gene Bavis made a motion, seconded by Elaine Leasure to dispense with the formal reading of the legal notice. Motion carried.

Gene Bavis made a motion, seconded by Elaine Leasure to approve the Planning Board Work Session minutes of January 18, 2006, as presented. Motion carried.

1. Distribution and explanation of SEQR Manual.

Paul Russell stated that he is preparing a reference manual for each member of the Planning Board that will make the SEQR process easier to understand. The manual will include various scenarios and the applicable scripts required for each. Paul stated that he had intended to distribute the manual at this meeting, but one section is incomplete. Paul stated that the manual would be completed and in the Town mailboxes within a few days.

2. Resolution to declare intent to serve as Lead Agency for Phases 5 & 6 of Rolford Heights Subdivision.

Paul Russell stated that the plans for the Phases 5 and 6 of Rolford Heights are suitable for preliminary approval, but before any action is taken the Planning Board must declare itself lead agency. This cannot happen until the Planning Board first declares intent to serve as lead agency for the project. Mr. Russell stated that several interested and involved agencies must be notified and after a 30-day notification period the Planning Board will declare itself lead agency. A public hearing held must be held before approval is granted.

Gene Bavis made a motion, seconded by Elaine Leasure as follows:

I MOVE that the action be classified as a Type I action and, considering that the action involves be classified as a Type I action and, considering that the action involves principally local issues and the impacts will be local, that the Town Planning Board declare its intent to serve as lead agency and direct the Board Secretary to notify all interested and involved agencies of this intent.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deborah Amsler	Aye
	Peter Schillaci	Aye

Motion carried.

3. Discussion of application of Prinzipal Homes, Inc. for approval of a 58-lot cluster development to be known as Phases 5 and 6 of Rolford Heights Subdivision.

Gene Bavis questioned whether the Planning Board should recommend to the Town Board approval of the cluster development concept considering the previous phases were a regular conventional development. Do the present homeowners have a reasonable expectation that a conventional development would continue? Pete Schillaci stated that Larry Heiningen from HBMA made a presentation at the December 12, 2005 Planning Board Meeting presenting a map and explaining in detail the cluster development concept. Peter Schillaci stated that it was his understanding that the cluster concept was preferable because of the topography of the land. Chairman Ruth agreed with Mr. Schillaci that this was his understanding, also.

Paul Russell stated the cluster concept would place more homes in a smaller area with less disturbance of the site. The balance of the site, not used for homes, would be used to address drainage and erosion control measures. Mr. Russell also recommended planting conifer seedling to provide a privacy buffer along the downhill property line.

Pete Schillaci suggested using conifers that were 2 ft. in height instead of 1 ft. seedlings. Chairman Ruth agreed with Mr. Schillaci's suggestion.

Phil Williamson expressed a concern of controlling the runoff down to the existing homes on Highfield and View Pointe Drives. The current residents presently are experiencing substantial runoff and drainage issues and have expressed concern that the new subdivision will increase the runoff.

Paul Russell stated that from an engineering standpoint, measures can be taken that would improve the situation for existing residents. Mr. Russell recommended that in addition to storm sewers, a surface swale be implemented to intercept any residual runoff at the downhill property line.

Paul Russell further stated that the Planning Board must insist that all erosion control measures are implemented before excavation to build road and install pipelines. Phil Williamson stressed that it is important to establish adequate ground cover before excavation begins. Further discussion ensued in regard to preservation of mature trees for aesthetic reasons as well as to reduce erosion.

Chairman Ruth questioned whether the property values of the existing development would be raised, lowered or remain the same by the addition of a cluster development.

Paul Russell stated that if storm water to existing homes is reduced and the adjacent neighborhood is attractive, the property value would be enhanced. Gene Bavis agreed that cluster concept would not be negative.

Chairman Ruth adjourned the meeting at 8:34 p.m.

Gail Rutkowski, Clerk