

MEMBERS PRESENT: Rozanne Redlinski, Chairwoman
Anne Bergantz
William Harrington
Dr. Patrick Keem
Richard Zajac
George McKnight
Richard Schechter
Paul Bodden

EXCUSED: John Bernard
Roland Pigeon
Nan Ackerman
Paul Becker
Len Berkowitz, Deputy Town Attorney

OTHERS PRESENT: Rosemary Messina, Secretary

Chair Rozanne Redlinski called the meeting to order at 7:00 P.M.

APPROVAL OF MEETING MINUTES FROM FEBRUARY & MARCH 2013.

Mrs. Bergantz noted that an edit for the March 11, 2013 meeting minutes. The following edit is to be made; Page Two add to paragraph 5 - a portion of their taxes "*to the purchase of*" developmental rights.

Mr. Schechter made a **MOTION**, seconded by Mr. Keem, to **ACCEPT** to accept the minutes from February 11th and March 11th, 2013.

Mr. Harrington asked that the members have a moment of silence for the passing of former member James Loesch.

Old Business

Discussion of Recommendation worksheet:

The members discussed recommending two resolutions pertaining to the Architectural Overlay District relative to extending the district to the south and north of the Village Border Line. The resolution will be given to Deputy Attorney Len Berkowitz, and/or member John Bernard for review, prior to presenting it to the Town Board. The Town Board will send the resolutions to the appropriate Boards for review prior to a public hearing. The members will discuss the final draft resolution at the May 13th meeting and provide it to the Town Board as soon as possible.

Mr. Bodden, (a member of the Planning Board), and several other members spoke regarding their knowledge of the Savilles proposal. Opinions were expressed regarding the proposed project. Mr. Bodden stated that the project will be before the Planning Board as a "Concept Review Item" at their 4/10/13 meeting. Mr. Zajac stated that the Zoning

Board of Appeals granted a Variance for Front-Yard-Parking for the project on March 19, 2013; however the review for a front setback was tabled by the ZBA. It was further noted that the project will be scheduled for review by the Architectural Overlay District and Conservation Boards in the very near future.

The CPIC members noted that it is important that the character of the Town be maintained at this approximately 50-acre site.

New Business

New Subdivisions: Letter regarding development to Town Board

The members discussed new housing options for the Town.

Mr. Harrington discussed hiring a professional planner as he feels a planner would have an "artistic vision" for the Town's development. He also discussed what he does not want to see evolve in the Town of Orchard Park and what he would like to see; "connectivity" and a bigger picture.

The members discussed various ideas to suggest to the Town Board regarding new subdivision development;

Mr. McKnight feels stub streets should be included, or the space to extend a street.

Mrs. Bergantz spoke regarding road width.

Mr. Harrington emphasized that the CPIC can not usurp the Planning Board's function. They have rules and regulations they must adhere to.

Chair Redlinski discussed reinforcing what we have.

Mr. Bodden stated that he feels that residential and commercial development is based on zoning and "The Comprehensive Plan". While the "Comprehensive Plan" must be adhered to it is a flexible document which can be changed with some effort. He also spoke about connectivity issues in the Town, noting that the Planning Board, through recommendations from the Trails Committee; always try to connect subdivisions when possible.

Chair Redlinski stated that she would like to take the recommendation chart, check off what is agreeable to all, and consider the work of the CPIC finished.

Mr. Harrington stated that he feels the CPIC will never be finished.

Mrs. Bergantz feels there are remaining questions.

The discussion by the members regarding issues with subdivision development continued.

Mr. Zajac stated he feels re-development should be encouraged in the Village.

The members continued with the task of reviewing their recommendation list. Some items were:

Encourage re-development in the Business District/Tax programs - discussed if this is meant for Village (confusion on this issue, will ask Town Assessor or Town Board)

Tree arborist - yes

Maintain Water Quality at Green Lake - yes

Five Year re-construction plan - currently being addressed

Drainage - currently being addressed

Recreation issues between the Village, Town, and School District – recommend encouraging better and continuing communications between the three boards and their planning departments.

Include the Village - recommend developing Architectural guidelines

Provide water connection to Southtowns Communities - yes

Campus Plan - yes, McFarland Park needs the lawn area rebuilt

Recycle - a program is in place but encourage the TB to enforce existing codes.

Insure Quality of life issues - we are doing this; perhaps have LD lighting required in street lights. It was noted that retrofitting would be very costly.

Prohibit Billboards - accomplished

Preserve revitalization - accomplished with historic Preservation Committee.

Assist in the re-vitalization of the viability of the Village by promoting commercial development close to the Village - are currently do this.

Environmental & ascetics - defer to Town Engineering “CEA’s” (Critical Environmental Area)

Support capacity of compost and expand - accomplished

Topics for the next meeting were discussed:

Mr. Harrington feels the Town should be proactive as to what developers will be thinking; "Where will the desire be for more commercial?" The members discussed this topic and various areas in the Town.

The CPIC meeting for July will be held at the Chairwoman's home.

There will be no meeting in August.

Adjournment

The next regular meeting will take place on May 13, 2013 at 7:00 P.M.

There being no further business, the Chairwoman adjourned the meeting at 8:12 P.M.

DATED: May 10, 2013

REVIEWED: May 10, 2013

Respectfully Submitted,
Rosemary M. Messina
CPIC Secretary

Rozanne Redlinski, Chairperson