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HAMBURG, N.Y.

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**Town of Hamburg
Planning Board Minutes
April 11, 1990**

The Town of Hamburg Planning Board met in ~~regular~~ ^{TOWN CLERK} session on Wednesday, April 11th, 1990 at 7:30 p.m. in Hamburg Town Hall. Those attending included: Vice-Chairman Elgin Cary, Gerard Koenig, Sandy Carnevale, Steve Strnad, Dennis Gaughan, David Phillips. Others attending included: George McKnight, Sheryl Bower, Terry Dubey Stenographer.

Excused: R. Crandall, D. Gorman

Minutes of the meeting of 3-28-90 were approved as amended by Mr. Phillips, seconded by Mr. Gaughan. Carried.

Executive Session:

1. Referral of Rezoning Petition from Mr. Tasseff to build single family dwelling units on 24.8 acres of land off East Eden Rd. north of Beaubein Drive. The zoning is presently R-A, and Mr. Tasseff would like an R-1 zoning with 90' lots. Approximately 66 lots would be subdivided. No recommendation can be made at the present time as the matter was just referred. Mr. Tasseff will be on the May 16th agenda for a Planning Board recommendation.

Motion was made by Mr. Phillips, seconded by Mr. Carnevale to **Table** until the May 16th meeting. Carried.

2. Referral of rezoning petition of Pearl Montgomery, Allen Knapp on 12 acres of property for 34 single family dwelling units on Lakeview Rd. and Old Lakeview Road west of Hamburg Village line from R-A to R-1. Applicant was advised to bring in survey and completed Environmental Assessment. To be on agenda for May 16th meeting. Motion was made by Mr. Koenig, seconded by Mr. Gaughan to **Table** for the May meeting. Carried.

Communication from Roger Duffett requesting the rezoning of a building that is non-conforming on Lakeview Road to an M-2.

Board members noted that the original request for the rezoning was denied. Feeling on the matter has not changed even though the applicant wishes to use the existing building on Lakeview Road which is a non-conforming structure. The applicant has a grandfathered use of the building since it is existing. However,

Motion was made by Mr. Phillips, seconded by Mr. Koenig to keep the zoning in tact as the proposal would be of no benefit to the Town or existing neighborhood. Carried. **Request for Rezoning Denied.**

J. C. Penney Site Plan - McKinley Mall Outparcel

Messrs. Don McKenna, Greg Quatchak, J. Vasilko, Ms. Judy Widrig appeared before the Planning Board on a proposed site plan to be located on an outparcel of McKinley Mall. Comments were received from the following departments:

Planning--It should be stressed that all site plans must be delivered to the Planning Dept. at least 8 days prior to their scheduled review in front of the Planning Board. (2) Although the developer has shown areas to be "Landscaped/Sodded", it should be noted that Item IV A of the Town of Hamburg Development Check List specifically requests "all landscaping, trees, shrubs, etc. (to be labeled with the name type and size), be shown on the site plan. If this requirement is to be waived, the Planning Board should state so.

Engineering - 1.3 The Sibley's site plan at the mall was approved as required by the town codes and the State under S.E.Q.R. regulations. After approval the developer choose to remove some of the curbed islands from the plan. In addition, the Berger's site plan was modified after approval in the Sibley's plan. The revised plan was never approved. We reuquest that the Penny's plan not be approved until the developer obtains approvals for the previously mentioned plans or that the plans for Penney's include the necessary modifications for the Sibley's site plan. **3.3 Storm Sewer**--Corrugated metal or concrete pipe is to be used in place of the 12" P.V.C. structures and not bends are to be used when changing direction of pipe. Revise the plan as necessary. **8.3** The sanitary sewers must be approved by Erie County Dept. of Environment and Planning, Sewage Management prior to approval.

Traffic Safety--Memo from T. Ellis. If road is to be a true ring road, it should be delineated from the parking lot by some type of curbing, as the Traffic Safety Board has suggested in the past. Also, the proposed use of a P4-3 sign to indicate no parking is inappropriate.

Memo of April 9, 1990 - T. Ellis--In response to the April 2nd memo of Lou Casadel, I wish to commend his attempts to make mall signage conform with the New York State Manual of Traffic Control Devices. This has been an ongoing concern of the Traffic Safety Advisory Board for some time. Mr. Casadel is correct in noting that N.Y. State has no specific fire lane sign in the manual. Those signs that presently exist in the mall are not in conformance with the manual. In similar cases, of the mall, I have communicated with Mr. John O'Hare of the N.Y. State Dept. of Transportation Traffic Division. He has informed me that No Standing Anytime is a proper designation for such an area. The use of the P4-3 for this area would not be a conforming usage, since its primary usage is long expanses of highway (especially rural). The No Standing designation would achieve the effect that Mr. Casadel desires.

J. C. Penney's

I would also add that the New York State Manual of Traffic Control Devices is part of N.Y. State Vehicle and Traffic Law. It is this V&t Law which authorizes the writing of summonses for violations in places such as malls. Before our Town Police will issue summonses, the signage must be in conformance with State Law.

Building Inspection--Proposed parking appears to be adequate and the handicapped parking spaces are required. Landscaping should be around the employee parking area adjacent to the ring road. The landscaping plan should be part of the site plan. Proposed sidewalk appears to be too large. The typical handicapped exit ramp, noted as M-2, is in the wrong location. It should be closer to the door which is further north. The handicapped parking spaces should be adjacent to the ramp. Door should be shown on the plan. Signs and locations should be approved by Traffic Safety. Hydrants must be 500 feet apart. Southeastern hydrant next to the loading dock should be 90 feet southwest to a new curbed island. This is a painted island, triangular shaped. Excess topsoil should be hauled to 65 acres. Detail of mall lighting must be designated on the plan.

Ms. Widrig responded that the mall has changed the signage at the mall twice in an attempt to comply with the regulations of New York State. A change was made in signage one year after the mall opened.

The concern of the raised islands was also discussed by the Board. There is a need for controlled traffic. Vice-Chairman Cary suggested that the Traffic Safety representatives meet with the mall representatives to resolve the traffic problems. Also, on the raised island issue, there is a section involving two very long raised curbs in question and if the parking lot is readjusted, there should be no need for the longer canoe type. If each 3rd island is raised, Sibley's site plan can then be approved. The issue can be resolved by using a single row of parking head to head. This would be acceptable to the Engineering Dept.

On the sprinklers, the Chief of Newton Abbott Fire Co. would like a 5" connection as opposed to two 2 and 1/2's, a siamese connection. Building Inspector Lauchert noted that the sidewalk is too large by the triangle. This should be a grassed area. The handicapped ramp should be closer to the door. One hydrant should be moved to the raised island in order to keep hydrants 500' apart. There also should be more detail to landscaping. There should be more detail of guard rail along the ring road. This area should also be regraded and grassed. A recommendation of approval could be made to the Town Board, if things are in order.

Motion was made to recommend approval of the Penney's site plan contingent upon the following conditions:

Penney's Continued:

1. Revise the site plan to reflect the reworking of the parking behind Sibley's, in the manner suggested to satisfy the Engineering Dept.
2. Penney's site plan to reflect changes in the parking.
3. That a landscaping plan acceptable to the Planning Dept. be presented
4. The site plan should reflect that every 3rd island is a raised island. Motion was made by Mr. Gaughan, seconded by Mr. Strnad. Carried. (pre-file to be submitted to Town Board when site plan reflects changes.)

Anthony Manfreda - Strawberry Fields - Subdivision Review

Mr. Anthony Manfreda appeared before the Planning Board with a preliminary of a subdivision of 9 lots to be located on Lakeview Road. Comments are as follows:

Building Inspection: Proposed 9 lot subdivision more than exceeds the code for the R-1 zoning specifications, especially with the new proposed 8 inch sanitary sewer going to a grinder pump which will eventually go to Old Lakeview Rd. With large lots, as far as frontage and setback, it seems that now would be the time to consider having a limited access highway. Lakeview Rd. should be considered a limited access highway because it is a County road. It is one of the main arteries feeding into Village of Hamburg.

Consideration should be given to have one or two roadways to a private drive which will be parallel to Lake View Road. Proper fire hydrants must be placed on the frontage of Lakeview Rd. A grading plan will be required.

Engineering- 1. All proposed utilities on the plan are to be removed. These utilities will be reviewed by this office with the appropriate agencies after preliminary plot approval is granted by the Board. In the past, plot approval has been interpreted as utility approval also. 2. A topo is required. 3. Part of the site is in a water district and part is not but direct service is available from an Erie County Water main. 4. The site is not in a sewer dist. A district extension or a fringe customer agreement will be required. 5. The site is not in a wetland or flood plain. 6. Lot 9 has dual frontages--access to Engel Dr. should be restricted by a note on the plan. The cul-de-sac on Engel Dr. was never installed and could be described as a paper street.

Planning--The zoning requirements: district and lot size must be shown on a preliminary plat. A topographic map is required. In filling out the SEQR, E.A.F., the applicant is not the lead agency.

Nothing has been received from Conservation or the Recreation

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Strawberry Fields Continued

dept. or Traffic Safety.

Vice-Chairman Cary noted that an access road would make the project more costly and would be cost prohibitive for 9 homes. The suggestion was made to increase to 18 homes. Mr. Manfreda responded that this would not be in conformance as to how the rezoning petition was agreed upon. Mr. McKnight is to get in touch with the Town Board and Mr. Manfreda is to work up a cost analysis of the suggested proposal for the next meeting.

Motion was made by Mr. Carnevale, seconded by Mr. Koenig to Table until the next meeting. Carried.

Hillsboro Estates - Mel Johnson--Fran Igoe & Paul O'Neill

Messrs. Igoe and O'Neill appeared before the Planning Board on the proposal for Hillsboro Estates which is a resubdivision of the Pinehurst property on Route 5.

Planning--These are the same comments that have been submitted to the Planning Board for the last 2 meetings. We have not received any revised plans. 1. The name of the subdivision should be on the preliminary plat. 2. The zoning requirements; district and lot size should be indicated on the plat. 3. The names of all proposed or existing subdivisions immediately adjacent should be shown. A topographic map is required.

Engineering--1.2 The site is in the Wanakah Water District. 2.2 The site is in the Erie County Sewer District #2. 3.2 The site is not in a wetland or flood plain. 4.2 State permission is required to connect into Rt. 5. 5.2 All lot lines are to be radial or 90 degree to the street. Label them on the plan as such and revise as necessary. 6.2 The curve data is to be shown on the plot. 7.2 There are four stub streets shown on the original map cover. The developer must prove that he owns these streets. 8.2 Access is to be provided to the adjoining parcel. The block length is 2500 feet, the code length is 1500 feet. 9.2 Two (2) walkways to the school property were provided for on the previous map cover. At least one (1) walkway to the school property should be provided. 10.2 The name of the owner or his agent is to be shown. 11.2 The zoning requirements are to be shown. Do all lots meet the code? 12.2 The names of all adjacent owners are to be shown. 13.2 Are any deed restrictions proposed? 14.2 A topographic map is required. 15.2 Dimension the proposed set back line. 16.2 The developer should be notified that the site may not be cleared or stripped without a permit from the Town Engineer. 17.2 Who owns the land east of S.L. 1. What is proposed here? 18.2 Who owns the land between sl. 6 and 7. What is proposed here?

On the buffering, Mr. O'Neill stated that the developer is willing to keep as many of the trees in tact as possible, that as a deed restriction trees 4" in diameter will be retained. Mr.

O'Neill pointed out that with respect to the buffer in the back,

Hillsboro Estates (Continued)

the drainage ordinance requires that trees must be removed every 4 lots if there is a swale in the back for drainage. Asst. Planner Sheryl Bower pointed out that a topo is required before the project can go further. Mr. O'Neill responded that they have to bring someone in to do an aerial view from Pittsburg and do not want to spend the money unless they are assured that the project will be approved. Also, the cost of donating green space will be cost prohibitive as there is a 5 acre parcel nearby consisting of natural passive recreation.

Motion was made by Mr. Phillips, seconded by Mr. Carnevale to **Table** this matter until a topo is available. Carried.

Rod's Tire Town - Lakeshore Road

Mr. Rod Walsh of Rod's Tire Town appeared before the Planning Board for approval of an island canopy located on the Lake Shore Road. A variance was granted for the canopy at the April 3rd Zoning Board meeting. The semis have been removed and the area will be graded and levelled.

Motion was made by Mr. Koenig, seconded by Mr. Gaughan to approve the site for the canopy island. Carried.

Comments were received from Planning and Engineering. We visited the site today so that we could comment on the subject plan. Equipment and workers were there digging, pouring concrete and so we figured the items was placed on the agenda by mistake and our comments will not be necessary.

Building Inspection--Variances were granted with aforementioned conditions: remove the old semi-trailers located on the site, before the canopy is erected; a sign permit can be obtained for the proposed signs on the canopy with a separate application.

Noshay Subdivision - Fairgrounds Ground

Mr. & Mrs. Gary Noshay appeared before the Planning Board on a 2 lot subdivision which is a single piece of property that they would like to divide into two. They would like to construct a new dwelling on the large vacant parcel. Comments were received as follows: **Engineering**--1. The site is in existing sewer and water districts and service is available. 2. The site is not in a wetland or flood plain. 3. If a map cover is required, a drainage plan will be required for review by this office. If a map cover is not required, the applicant will obtain a permit from the Highway Dept. for storm drainage when a building permit is requested. We have no objection if the Planning Board waives the map cover requirement for the 2 lots.

Planning--The Planning Dept. has no problems with the plat. It is recommended that the Planning Board waive the map cover requirement

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Building Inspection--S.L. 1 conforms to 29-46A(1). S.L. 2 more than exceeds that and appears to be large enough for more than a single family dwelling as long as it conforms to the proper set back line.

Since the Planning Board Attorney was not available for comment, Mr. McKnight stated that he would discuss the matter with him. If a public hearing is required, the Noshay's will be contacted.

Motion was made to proceed to Public Hearing for May 16th unless the Planning Board Attorney notes that the hearing can be waived, as well as the Map cover, by Mr. Phillips, seconded by Mr. Koenig. Carried.

Armor Construction - 4949 Clark Street - Custom Design and Kitchen

Messrs. James Case and Mike Fitzgerald appeared before the Planning Board on an office and display area on custom kitchens and windows which is located at 4949 Clark Street. This was an old, beat up, dwelling unit, that has since been refurbished and upgraded much to the satisfaction of the neighborhood. There is enough parking in the rear of the building. The zoning is C-1. Comments were received as follows:

Engineering--No Comment.

Building Inspection--There are two frame dwellings on the lot. One is a one story frame house, the other is a 2 story frame. Bldg. Inspection needs the floor plan.

Planning--The proposed sign mounted on the bldg. shall have an aggregate area not in excess of 10% of the area of the building front to which such sign is affixed. Because this business does not have many customers, actually visiting this location, we feel 6 parking spaces are adequate to serve the needs of the apartment, the two workers and any customers who may visit this location.

Motion was made by Mr. Carnevale, seconded by Mr. Koenig to approve the site for the office and display area. Carried.

Tiffany Meadows--Preliminary Review

Mr. Mark Braun, developer, appeared before the Planning Board on a preliminary review of Tiffany Meadows which is located off Holly Place near St. Bernadette's. Comments were received as follows:

Engineering--1.2 The site is partially in the Town of Orchard Park. The six (6) sublots along Abbott will have to be made into four (4) lots to meet the Orchard Park codes. Approvals from Orchard Park will be required. 2.2 The site is not in a wetlands or flood plain. 3.2 The site is in an existing water district. 4.2 The Hamburg portion of the site is in the Benz Sewer Dist. 5.2 There is a sewer easement across the parcel to St. Bernadette's.

Tiffany Meadows (Continued)

Engineering--6.2 Phase I along Holly has been filed. (Map Cover 2444). Show the map cover number on the plan. 7.2 The sublots are to be numbered consecutively. Revise as necessary. 8.2 All sublots on a curve are to be radial. Label them radial on the plan and revise as necessary. 9.2 The minimum centerline radius on all curves is to be 150 feet. Label the radius on the curves and revise as necessary. 10.2 The square footage of each lot and the existing zoning requirements are to be shown. 11.2 The proposed building setback line is to be shown. 12.2 We have found it best not to show phase lines on the drawing as they will probably change. 13.2 The width of the gasline easement is to be shown. A copy of any restrictions is to be provided. 14.2 The street names are to be reviewed by this office and fire control.

Traffic Safety--The Board spent considerable time discussing two site plans that were submitted by the builder and area residents. The Board feels that the best alternative is the so called "Plan A", which calls for a new entrance/exit into Abbott Road. The Board feels that without remediation work on Best St., the present configuration may not be conducive to efficient traffic flow in the area. The adoption of Plan A would eliminate the necessity of funnelling subdivision traffic into Best St.

Letter from Orchard Park

Letter is from L. Berkowitz, Town Attorney for Orchard Park: I am writing to you with regard to a Subdivision Plan which is under consideration by the Hamburg Planning Board on Abbott Rd. near its intersection with Best Street. Please be advised that the Town of Orchard Park has no interest in subdivision lots 16 and 17. There is a small portion of subdivision lots 16 and 17 which is in the Town of Orchard Park. However, that small portion does not front on any right of way in the Town. The Orchard Park Planning Board will not require any review of those two sublots. However, s.l. 1,2,3,4,5 and 6 do front on Abbott Road in the Town of Orchard Park. The developer will have to petition the Orchard Park Planning Board for subdivision approval regarding those subdivision lots.

Director of Planning McKnight informed the board that a meeting has been held with the Orchard Park Engineer to review the sublots that are in the Town of Orchard Park and concern was expressed with lots facing Abbott Rd. They must meet Orchard Park zoning requirements. Some issues were resolved and Mark Braun presented a site plan denoting the changes. The primary concern involves lots in Orchard Park near the gas line with a 30' easement which will impede how the design is to be drawn. There is a water and sewer connection to St. Bernadette's school. There is a change in the lots so as to conform. Residents have also asked that the eastern part of Courtney Drive should not access to Holly Place. There is another connection to Abbott Rd. from Stuart

Tiffany Meadows (Continued) Place. The western part of Courtney Drive should be left which also provides an entrance near the playground. There should be some action to abandon the paper street on the east side that goes to Holly Place. With respect to green space, no comments have been received as yet from the Conservation Board. The Planning Board is still awaiting input from that board.

A concern was raised as to the water flow pressure by the Armor Fire Dept., Mr. Radich representing. There should be some type of upgrading coming down to Best Street. Applicant to be on next agenda pending green space and Conservation comments.

Checker Cab - Mr. Kossowski - Lake Shore Road

Mr. Kossowski appeared before the Planning Board for a referral to the Zoning Board for the installation of an 8' stockade fence that is to be placed in the back of the property on Lake Shore Rd. near the Ford Plant. Applicant was advised that this site is in complete disarray and should be cleaned up, especially with respect to the junk cars that sit on the property.

Motion was made by Mr. Phillips, seconded by Mr. Carnevale to refer the matter to the Zoning Board on the stockade fence. Carried.

Amsdell Park Townhomes

Messrs. Pat and Ed Burke appeared before the Planning Board on Townhomes that are to be located off Amsdell. Comments were received as follows: **Planning - 1.** The shown lot areas do not measure at least the required 2000 square feet. **2.** According to Section 29-166 letter O, site plan specifications, of the Town of Hamburg zoning code; (1) as part of the supplementary data required for the Planning Board review of a proposed townhouse development...a typical tentative plan showing front elevations of proposed townhouses and a typical tentative floor plan of a proposed townhouse prepared by a licensed architect, shall be submitted to the Planning Board. **3.** From Section 29-166, O(2), the plan should also include the location of buildings in relation to property and lot lines;.....patio and service areas including garbage disposal areas; landscaping, walls or fences...driveways; all common facilities open space and walkways; and utilities; in addition lot size; square footage of each townhouse and its patio living area should be shown. **4.** A topographic map is required. **5.** A key or vicinity map is required. **6.** The zoning district and lot size should be shown. **7.** A draft of any proposed covenants to run with the land should be submitted. **8.** It should be stressed that all required plans and paperwork be delivered to the Planning Dept. at least 8 days prior to their scheduled review in front of the Planning Board.

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Saddlebrook Point (Continued)-Engineering Comments

1. The plan is incorrectly titled Site plan. This is a realty subdivision that is to be titled preliminary plot plan. Chapter 31 of the town code and Chapter 29-164 of the zoning code apply. 2. The plan requires a professional stamp. 3. Access to Amsdell Rd. is to be approved by the county prior to plot approval. 4. Show Devonshire Lane on the plan. 5. Add a location plan. 6. A topo plan is required. 7. The lots do not meet section 29-166(E) 8. Show the approximate centerline of road distances. Include centerline radius distances on curves. The radius at subplot 38 appears to be less than the minimum 150' required. This can easily be changed and is not a hardship. 9. The dead-end stub street to the north is a poor design. There are better alternatives that should be used here. 10. A fringe customer agreement to the Hamburg Master District will be required to serve the site. 11. The site is not in a wetland or flood plain. 13. Part of this site was not in the original Brierwood E.I.S. How will the project be handled? 14. The developer has shown two (2) "Exception Future Duplex Townhouses." If they will not be part of the Homeowner's Association utility installation could become a confusing problem. These lots should be reviewed by the Board and a map cover filed in the future and it should be made clear, **Permits will not be issued.** We do not like the possibility of four driveways from the duplexes existing on to Amsdell. This was discussed in the E.I.S. A provision for access off the proposed private road should be considered and the lots approved or disapproved now and not in the future. 15. After plot approval is given this department will review utility plans. Part of this review will be to check that a reasonably sound pavement is proposed. Planning has in the past (Pinegrove) requested curbing be installed. What does the Board prefer here? 16. The developer is hereby notified that the site **May Not Be** cleared or stripped without a permit from this office.

Mr. Koenig noted that since the farmhouse was purchased and incorporated into the plan, does this create a problem with the P.U.D.? This also was not part of the original impact statement. A legal ruling on this matter will be required by the Planning Board Attorney, Dan Gorman.

Note: No approvals were given. The concept is acceptable. Applicant is to proceed to a preliminary plat.

Club Lorelei - Storage Building - Southwestern Blvd.

A representative from the Club Lorelei was present for a storage building to house lawn equipment. The Building Inspection Dept. referred the matter to Planning. Motion was made by Mr. Phillips, seconded by Mr. Carnevale to approve the site for the storage building for equipment. Carried.

Berkley Square - P.U.D. requires a Rezoning Petition from C-3 zoning, for residential development, retail, and office space,

Berkley Square (Continued)

Messrs. B. Maslowsky and Ron Tills appeared before the Planning Board on a proposed rezoning petition for a P.U.D. zoning to include townhouses, retail space and office space to be located off Big Tree and South Park Avenue. Comments are as follows:

Planning--1. According to Article VI, Section 31-25, a sketch plat shall show...approximate right of way width, drainage and utility easements, existing structures, wooded areas, approximate number of acres devoted to each use, total acreage, existing zoning, all existing and proposed utilities, and isolated trees. 2. This parcel is not zoned properly for a P.U.D. 3. Will the restaurant and retail adjacent to the park have access from the park? 4. Can the retail/office and park space be better integrated in to the total development? 5. Because of the size of this development, sketches, cross sections, and/or streetscapes would be welcomed. 6. Wouldn't someone living in an apartment prefer to live above office or retail space rather than a restaurant? 6. Flexibility of lot size requirements is given to allow for innovations of design, uses and the protection of open space; this does not seem to be clearly accomplished in this plan. 7. It is highly unlikely that approval can be given allowing the reduced setback on Bayview Rd. for the office/retail space, to maintain the concept behind that design it may be necessary to construct a parallel service road.

Traffic Safety--Board urges that Planning Board contact N.Y. State Dept. of Transportation for input on this proposal. Board raises concern about planned entrance/exit into South Park Avenue, as well as the potential impact on the Bayview/South Park intersection, which at present time is experiencing traffic flow problems at certain times.

Engineering--same comments as before. Topo received.

Approximately 54 acres of land is involved. With respect to drainage, a detention pond has been proposed near the railroad tracks. As far as sanitary sewers are concerned, there is sufficient capacity to take the flow along South Park Avenue. There is a pump station from the back of the Hitching Post on the north side of Big Tree.

As far as the residential units, one and two story homes are anticipated of 1500 s.f. in the \$90,000 to \$130,000 price range. Planning Board recommended reverse frontage on Big Tree to reduce the amount of drive cuts. Mr. McKnight noted that this is a type one action of which the Town of Hamburg should request lead agency status. A scoping session should be held to determine what type of impact would be affected.

Mr. Strnad felt that this development looks especially crowded. Mr. Gaughan noted that the concept is a good one but that he would not like to see concrete privacy walls in the project. Mr. Phillips expressed concern as to the number of drive cuts along

Berkley Square Continued
Big Tree Rd.

Mr. Carnevale noted that he felt the plan is a good concept. Mr. Koenig noted some negative feeling about the project with respect to the traffic on to South Park Ave., as well as on Bayview Rd. He stated concerns with a P.U.D. as to the size of the project, as well as commercial development across from the school. His last comment was "sell me on the idea." No action was taken. Rezoning petition must be filed first.

Other Matters:

1. Court papers received on Ben Nicosia's Twilight II. Were filed in the Town Clerk's office.

2. Brierwood - Pinegrove - Some of the lot lines have changed on the footprint. There could be a problem later on with future surveys. Motion was made by Mr. Strnad, seconded by Mr. Philips to take the matter to the liasion, Councilman Mark Cavalcoli. Carried.

3. No recommendation was made on the proposed zoning change of an R-4 property, zoned for mobiles. The pre-file was made to change from R-4 to R-2. An extension on the moratorium for mobile home projects will be required shortly.

4. Standardization of house numbers and location. Matter mentioned, but not discussed in length.

5. Special Meeting set for May 2, 1990 at 7:30 to discuss items of an in-house nature.

Motion to adjourn the meeting was made by Mr. Carnevale, seconded by Mr. Koenig. Carried. Meeting adjourned at 12:30 a.m.

Respectfully Submitted,

Gerard Koenig, Secretary
Planning Board

Next meeting: April 25th, 1990
7:30 p.m.