# WEST SENECA COMMUNITY ROOM 1300 Union Road West Seneca, NY 14224

WEST SENECA PLANNING BOARD Minutes #2023-05 May 11, 2023

The meeting was called to order at 6:00 P.M. followed by the Pledge of Allegiance.

**ROLL CALL:** Present - Margaret Bebak, Chairperson

James Frick
Timothy Hayes
Christopher Holmes
Dale J McCabe
Eric Sailer

Jeffrey Schieber, Code Enforcement Officer

Chris Trapp, Town Attorney

Absent - Joe Sherman

## **APPROVAL OF PROOFS OF PUBLICATION**

Motion by Frick, second by McCabe, to receive and file the proofs of publication and posting of legal notice.

Ayes: All Noes: None Motion Carried

### **APPROVAL OF MINUTES**

Motion by Bebak, seconded by McCabe, to approve minutes 2023-04 of April 13, 2023.

Ayes: All Noes: None Motion Carried

#### **OLD BUSINESS**

#### SPR2023-002

A request from Craig Tschetter for site plan approval for property located at 4560 Clinton Street for construction of a 9,000-sf warehouse building with associated parking, utility, and all related site improvements.

Motion by Bebak, seconded by Frick to open the public hearing.

Aves: All Noes: None Motion Carried

Patrick Sheedy with Carmina Wood Design presented the following update on behalf of the applicant:

- The requested swale has been added to the east side of the proposed parking lot.
- Regarding landscaping: the proposal is to add two large maple trees to fill in some of the gaps within the existing pine trees. A row of shrubs will be added to the east property line along the swale. This is a smaller shrub that will not grow to be excessive and will still prevent a barrier. Mr. McCabe questioned how tall the shrubs along the swale will grow to. Mr. Sheedy stated they will grow to 3' 4'.

Micah Milewski, 4620 Clinton Street stated the following:

- Will the leaves fall off Chairperson Bebak stated she believed they were bright yellow and will fill in nicely, and in the winter, there would be less of a barrier.
- Expressed concerns about the need for immediate screening and referred to the zoning regulations. Chairperson Bebak stated she understood that the noise ordinance issues were being worked on with

the Code Enforcement Office. The Planning Board has the authority to help decide the appropriate shielding. The golden bells look appropriate unless Mr. Milewski has other ideas.

- How will the pine trees grow out. Mr. Sheedy stated they are Norway Spruce and are evergreens.
- What would be the course of action if he did not comply Chairperson Bebak stated the applicant would be held to what is shown on the landscape plan. Mr. McCabe explained the Planning Board is here to approve the plan which meets the ordinances. Some of the issues go back approximately nine years.
- Requested more shrubs be added between the bushes. Code Enforcement Officer Jeffrey Schieber suggested adding seven more, with one in the middle.

Chairperson Bebak questioned if it would be acceptable to add seven more bushes, staggered between the current pine trees to add a thick row, and questioned if this would be far enough off the property line. Mr. Milewski stated there should not be any issues.

Mr. Sailer stated it appeared the landscaping could grow and encroach onto Mr. Milewski's property and questioned if this would be an issue. Mr. Milewski stated this would not be an issue and if they became unbearable, he would trim anything falling over the property line.

Chairperson Bebak questioned how far apart this bush is normally planted and suggested following the recommendation on the plant. This would be a change to the plan instead of adding seven, to follow the spacing of the plant.

Mr. Sailer stated the spacing suggests 4' with a growth rate of 1'-2' per year; the mature width and height are 8'-10'. This should provide screening and they are fast growing. Mr. Sailer stated 4' between each planting should be adequate.

Chairperson Bebak stated because Mr. Milewski was looking for a barrier, she would suggest one every 4' in this area. Mr. Sailer suggested staggering a bush and an evergreen so there would be 8' between the forsythias. Chairperson Bebak stated she believed Mr. Milewski was looking for more blockage behind the evergreen.

Mr. Frick stated for clarification: the plantings would be along the property line and spaced no further than 4'. Mr. Milewski stated, in between the existing trees. Mr. Sailer stated, alternating what is there now with the golden bells.

Motion by Bebak, seconded by McCabe, to close the public hearing.

Ayes: All Noes: None Motion Carrie

Motion by Bebak, seconded by Frick, to grant site plan approval for property located at 4560 Clinton Street for construction of a 9,000-sf warehouse building with associated parking, utility, and all related site improvements with the following changes: 1) the new landscape plan as submitted, subject to the addition of the golden bells approximately every 4' between the current evergreens, specific to the evergreens closest to the property line; 2) the revised grading plan.

#### **ADJOURNMENT**

Motion by Bebak, seconded by Frick, to adjourn the meeting at 6:20 P.M.		
Ayes: All	Noes: None	Motion Carried

AMY M. KOBLER TOWN CLERK/PLANNING BOARD SECRETARY