WEST SENECA PLANNING BOARD Minutes #2020-02 February 13, 2020

Chairman Rathmann called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance led by Sergeant-at-Arms George Clifford.

ROLL CALL:

Present -

James Rathmann, Acting Chairman

Margaret Bebak James Frick Dale J McCabe Eric Sailer

Jeffrey Schieber, Code Enforcement Officer

Tina Hawthorne, Town Attorney

Absent - George Clifford

Raymond Nalewajek

Chairman Rathmann read the Fire Prevention Code instructing the public where to exit in case of a fire or other emergency.

ELECTION OF A CHAIRMAN

Motion by Bebak, seconded by McCabe, to elect James Rathmann to the position of Chairman of the West Seneca Planning Board.

Ayes: All

Noes: None

Motion Carried

APPROVAL OF PROOFS OF PUBLICATION

Motion by McCabe, seconded by Bebak, 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 #2020-01 of January 9, 2020.

Ayes: All

Noes: None

Motion Carried

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OLD BUSINESS

SPR2020-01

A request from Bisbano & Associates for property located at 1251 Union Road, to construct a new remote ATM on easterly side of property and rearrangement of existing parking lot.

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

Ayes: All Noes: None Motion Carried

Erin Del Sandro from the architecture firm of Bisbano & Associates was in attendance to represent Citizens Bank and stated since the January meeting the following adjustments have been made:

- ✓ The current parking layout has had minor adjustments; the island with the existing tree has been modified to place a new tree in its place allowing for the removal of a parking stall from the five stalls adjacent to the ATM which allows more room for the turning radius of cars.
- ✓ After receiving a new survey showing the changing grade being approximately 4′, the project will extend only to the top of the 4′ crest. The pitch down to the property line is not a worry for cars to go over; therefore the proposal is for a curb and a wood barricade.
- ✓ The Holly bushes have been replaced with English Boxwoods to provide good cover and year round appearance
- ✓ Clarification has been made to show minimal asphalt removal
- ✓ Topography and drainage flow from the drive line to the two existing drains have been clarified in the plans.

Mr. Sailer stated in order to create a more walkable area would the petitioner look into extending the sidewalk to the entrance of the building or striping the driveway to accommodate pedestrian access.

Ms. Bebak noted much of the West Seneca Town Code requires Union Road area to be a walkable area.

Ms. Del Sandro questioned if there is a limit to the amount of concrete and expressed concerns with the change in grade from the sidewalk to the top of the property; the sidewalk would be required to be ADA compliant.

Chairman Rathmann stated off Main Street may be more feasible as the area is relatively flat. Ms. Del Sandro stated she will investigate the possibility.

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SPR2020-01 (continued)

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

Ayes: All

Noes: None

Motion Carried

Motion by Bebak, seconded by Sailer, to grant approval for property located at 1251 Union Road, to construct a new remote ATM on easterly side of property and rearrangement of existing parking lot.

Ayes: All

Noes: None

Motion Carried

NEW BUSINESS

2020-01

A request from Young Development for a special permit for property located at 1220 Southwestern Blvd., being part of Lot No. 393, changing its classification from C-2 to C-2(S), for constuction of three - two story, eight unit apartment buildings.

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

Ayes: All

Noes: None

Motion Carried

Peter Sorgi of Hopkins, Sorgi PLLC represented the applicant stating this is the initial step in seeking a special permit to reclassify the property from C-2 to C-2(S). The project wishes to construct three residential buildings with 24 combined units on the property. The site-plan has been amended slightly with the elimination of one garage to allow access to the adjoining retail plaza. The application sets forth the three criteria necessary for a special permit. The property is a mixed use area and is compatible with the area. There is no residential property directly adjacent but there will be a landscaping plan. There is adequate parking as the plan allows for more parking than required by code.

Mr. McCabe requested an explanation as to where the drainage will go. Mr. Sorgi replied there is a drainage area to the rear of the property. There is a pond behind the proposed project with a portion of the property being owned by Young Development. The site has not been fully engineered as they are not yet to that point.

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2020-01 (continued)

Ms. Bebak questioned if there will be two areas or if Mr. Young will be consolidating areas with the title. Mr. Sorgi stated Mr. Young owns the pond behind the property and the parcels could be merged to have a reciprocal easement; the engineer would do the calculations to see if more drainage is needed. Mr. Young stated the proposal was to keep the parcels separate due to fences and other issues with the storage facility and their responsibilities.

Chairman Rathmann inquired the probability of doing three – six unit buildings as opposed to three – eight unit buildings. Mr. Young stated three buildings are cost prohibited; the units are more upscale and similar to the Houghton College project. Each unit is a two bedroom, two baths with granite countertops and 9' ceiling with rents starting at \$1250 - \$1500 per month.

Ms. Bebak stated although this is site plan she is questioning the access to the adjacent plaza and the fencing. Mr. Young stated the fence is just to stop the garbage from the plaza and a walkway will be provided.

Mr. Frick expressed concerns with the safety of accessing the garage from the main road. Mr. Young replied that can be dealt with at site plan approval with the architecture and the standards regarding turning radiuses.

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

Noes: None Motion Carried Ayes: All

Motion by McCabe, seconded by Sailer, to recommend to the Town Board the approval of the request from Young Development for a special permit for property located at 1220 Southwestern Blvd., being part of Lot No. 393, changing its classification from C-2 to C-2(S), for constuction of three - two story, eight unit apartment buildings.

Motion Carried Ayes: All Noes: None

ADJOURNMENT

Motion b	v Behak	seconded by	v Rathmann.	to adjour	n the	meeting	at	7:18	P.	Μ
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Motion Carried Ayes: All Noes: None

AMY M. KOBLER

TOWN CLERK/PLANNING BOARD SECRETARY