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

WEST SENECA PLANNING BOARD Minutes #2019-07 July 11, 2019

Chairman Niederpruem 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 - Robert Niederpruem Jr., Chairman

Donald Mendola George Clifford Margaret Bebak Dale J McCabe Brendon Naim

Jeffrey Schieber, Code Enforcement Officer

Tina Hawthorne, Town Attorney

Absent - James Rathmann

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

APPROVAL OF PROOFS OF PUBLICATION

Motion by Najm, seconded by Mendola, to receive and file the proofs of publication and posting of legal notice.

Ayes: All

Noes: None

Motion Carried

APPROVAL OF MINUTES

Motion by Mendola, seconded by Clifford, to approve Minutes #2019-06 of June 13, 2019.

Ayes: All

Noes: None

Motion Carried

OLD BUSINESS

SPR2018-06

A request from The Green Organization for extension of site plan approval and the special use permit for property located at 216 Orchard Park Road for construction of two residential apartment buildings consisting of thirty-three (33) total apartment units.

Motion by Mendola, seconded by Najm, to open the public hearing.

Ayes: All

Noes: None

Motion Carried

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SPR2018-06 (continued)

Michael Metzger of Metzger Civil Engineering represented The Green Organization and stated their request for extension of site plan approval and the special use permit for property located at 216 Orchard Park Road for two residential apartment buildings and a third building for garages. Mr. Metzger stated the property is zoned properly for the project and it is consistent with the Comprehensive Plan. Approvals were obtained from all required agencies including the fire company and a negative declaration was issued last year. Mr. Metzger stated the Green's have been working on another project that hasn't moved quickly due to the weather, and they would like to finish that project first before proceeding with this one.

Mr. Mendola questioned if the new flood plain maps were plotted on the submittals. Mr. Metzger stated the preliminary maps were prepared in 2009 and recently adopted. The flood plain is pushed back and not into the property as much.

A resident questioned how close the flood plain line is to the buildings. Mr. Metzger responded the project is totally outside the flood plain by at least 40' to 50'. There is no chance of a flood impacting the buildings or access to them.

Motion by Mendola, seconded by Najm, to close the public hearing.

Ayes: All Noes: None Motion Carried

Motion by Bebak, seconded by Mendola, to grant a one year extension of site plan approval and the special use permit for property located at 216 Orchard Park Road for construction of two residential apartment buildings consisting of thirty-three (33) total apartment units.

Ayes: All Noes: None Motion Carried

NEW BUSINESS

SPR2019-04

A request from Frank Wailand for site plan approval for property located at 3155 Seneca Street for construction of a 13,400 sf multi-tenant building and 89 storage units.

Motion by Mendola, seconded by Clifford, to open the public hearing.

Ayes: All Noes: None Motion Carried

Chairman Niederpruem stated this project has been sent out to various agencies for SEQR review and to date no comments have been received.

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SPR2019-04 (continued)

Owen Williams of F.J. Wailand Associates represented Worthington Companies and stated their request to construct a 13,400 sf multi-tenant building and 89 storage units. The property is zoned properly and the project will be built in phases with the spec buildings first on the west side and then the storage units on the eastern front portion. The storage units will consist of mostly 10' x 20' unheated self-storage units with electricity and rolling doors. Some storage area for motor homes is also possible.

Chairman Niederpruem commented on the number of variances needed and questioned why the project could not be redesigned to be built without variances. Mr. Williams stated a specific tenant had requested the size of the spec buildings and variances are needed to accomplish that.

Planning Board members questioned the easement for access of the property by National Grid and also noted Kiantone Pipeline and National Fuel have lines going through the property that should be noted on the site plan. Mr. Williams understood there is an existing agreement with National Grid and he will provide a formal letter from them.

Mr. Mendola suggested enhancing the appearance of the storage buildings and Mrs. Bebak requested elevations of the buildings.

Mr. McCabe questioned if Mr. Williams is requesting approval of both phases of the project at this time and Mr. Williams responded he is requesting approval of both.

Code Enforcement Officer Jeffrey Schieber noted engineering plans must be submitted to the Engineering Department for approval.

No comments were received from the public.

Motion by Clifford, seconded by Bebak, to table this item pending receipt of additional information and documentation.

Ayes: All Noes: None Motion Carried

ADJOURNMENT

Motion by Bebak, seconded by Mendola, to adjourn the meeting at 7:25 P.M.

Ayes: All Noes: None Motion Carried

JACQUELINE A FELSER

TOWN CLERK/PLANNING BOARD

SECRETARY