

WEST SENECA PLANNING BOARD
Minutes #2021-03
March 11, 2021

ROLL CALL:

Present	-	Chairman Rathmann Margaret Bebak James Frick Dale J McCabe Raymond Nalewajek Eric Sailer Jeffrey Schieber, Code Enforcement Officer
Absent	-	George Clifford Tina Hawthorne, Town Attorney

Ayes: All Noes: None Motion Carried

Ayes: All Noes: None Motion Carried

pg. 1

SPR2020-11 (continued)

- The property is zoned C-2 and is approximately 1.8 acres
- Changes to the plan are based on comments from the December Planning Board meeting - including a fire lane, and aesthetical changes (peak roof structure at the front of the building)
- Photometric analysis has been completed
- Sod will be added in the proposed right of way
- Received Town Engineering approval

Mr. Sailer stated the building appears stark without plantings and suggested the addition of landscaping. Mr. Calamari stated there is proposed landscaping around the perimeter that includes hardier plantings.

Mr. Nalewajek referred to the architecture and stated it was not very sophisticated. The east elevation is almost as prominent as the front and requested the design be relooked at to include softening with landscaping.

Ms. Bebak referred to the previous meeting, noting one of the major issues was a request for more architectural design and provided the petitioner with photo examples.

Mr. Frick stated the basic site principles are not an issue; there should be an overall softening to the general site and changes to the building. The peaks should run back to the roof for depth and mass.

Chairman Rathmann questioned if there will be an air conditioning unit on the roof. Mr. Calamari stated anything on the roof will be screened.

Chairman Rathmann referred to item 18 in the Environmental Assessment form which states a detention pond is proposed to collect stormwater to allow controlled discharge to the public stormwater system. On the rear of the building, there is a contour and elevation that are equal and questioned where the water will go. Chairman Rathmann suggested a drainage swale. Mr. Calamari replied this will be investigated further.

Chairman Rathmann questioned if the property could drain into the street. Code Enforcement Officer Jeffrey Schieber replied the ECDOT reviewed and approved the application. The Fire Department has also approved with the condition of an east side fire lane, which is included.

Chairman Rathmann stated the plan shows 14 trees yet there are only 12. This is a heavily salted road and Red Maple do not handle salt. The steed's variety handle salt better and should be planted 3' apart; Honey Locust or Red Oak tolerate salt.

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

Ayes: All

Noes: None

Motion Carried

Motion by Bebak, seconded by Sailer, to table site plan approval for property located at 5203 Seneca Street for construction of a retail store with all related site improvements pending an updated site plan with the landscaping and building fascade changes.

Ayes: All

Noes: None

Motion Carried

SPR2020-12

A request from Jesco Industries, LLC. for site plan approval for property located at 1450 Ridge Road for construction of a 1,066 sf laundry mat and associated site work.

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

Ayes: All

Noes: None

Motion Carried

Sean Hopkins of Hopkins, Sorgi & McCarthy PLLC presented on behalf of the applicant and stated the project was originally presented in January 2021, subsequently fully engineered plans were submitted and approved. The site is properly zoned, and the landscape changes were made based on the comments from the Planning Board. A variance was granted from the Zoning Board of Appeals. A project update letter was provided to nearby property owners.

Mr. Jesonowski stated the brick on the front of the building will be carried to the side. The existing trees will not be able to be saved and numerous trees will replace them. An effort to contact the neighbors was made and sent immediately after the Zoning Board of Appeals meeting.

Mr. Frick referred to a catch basin in the middle of the curb cut and questioned if this will be modified. Patrick Sheedy, from Carmina Wood Morris stated the elevation will be lowered and there is ample depth; this will not be an issue and the plans will be modified. Mr. Hopkins stated the fully engineered plans were approved by the Town Engineer. The minor request will be incorporated with the final plans when requesting a building permit.

Chairman Rathmann suggested a handicapped access ramp. Mr. Jesonowski stated that could be incorporated.

Ms. Bebak complimented the architectural renderings.

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

Ayes: All

Noes: None

Motion Carried

Motion by Bebak, seconded by Sailer, to grant site plan approval for property located at 1450 Ridge Road for construction of a 1,066 sf laundry mat and associated site work.

Ayes: All

Noes: None

Motion Carried

SPR2021-01

A request from Young Development Inc. for site plan approval for property located at 945 Center Road for construction of three (3) multi-family townhouse buildings and associated site work.

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

Ayes: All

Noes: None

Motion Carried

SPR2021-01 (copied)

Sean Hopkins of Hopkins, Sorgi & McCarthy PLLC presented on behalf of the applicant and stated the following:

- Last presentation before the Planning Board was February 2021
- The site is 3.8 acres in size
- Rezoned by the Town Board on December 7, 2020 subject to conditions; a special use permit was granted along with a negative SEQR declaration
- Many modifications have been made at the request of the Planning Board
- Updated fully engineered plans, elevations and tree survey were submitted
- Fire lanes were added to Phase 1 and 2
- Rear building elevations and tree overlay were submitted
- Visitor parking has been shifted with a 20' setback
- 117 trees are shown with additional varieties

Garret Hacker from Erie County Department of Public Works reviewed and approved the plans stating a highway work permit must be obtained.

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

Ayes: All

Noes: None

Motion Carried

Motion by McCabe, seconded by Bebak, to grant for site plan approval for property located at 945 Center Road for construction of three (3) multi-family townhouse buildings and associated site work.

Ayes: All

Noes: None

Motion Carried

SPR2021-02

A request from Dr. Gregory Phillies for site plan approval for property located at 3045 and 3027 Seneca Street for construction of five (5) warehouse type buildings approximately 45,000-sf and associated site work.

Mr. McCabe stated the petitioner notified the Code Enforcement Office they would like the request to be tabled for tonights meeting; concerns are still being addressed with the Town Engineer.

Motion by McCabe, seconded by, Bebak, to table the site plan approval for property located at 3045 and 3027 Seneca Street for construction of five (5) warehouse type buildings approximately 45,000-sf and associated site work until the April meeting at the request of the petitioner.

Ayes: All

Noes: None

Motion Carried

Mark Romanowski represented Upstate Tower addressed the Planning Board stating Upstate is the operator of the on site cell tower. A letter was submitted today with the concerns regarding the proposal. The design of the project has drainage and utility access concerns for the cell tower. The draiange has severe grades coming off the building going towards the footprint of the tower. While there is drainage, the concern is flooding of the facilities. A 100 year flood plain is located in the area, with a detention basin in the flood plain. The facility requires 24/7 drive access and the land owner has not provided provisions on how they intend to provide this.

SPR2021-02 (continued)

Mr. McCabe questioned if Mr. Romanowski's letter was submitted to the Town Engineer. Code Enforcement Officer Jeffrey Schieber replied it has and the Town Engineer shares the same concerns. Mr. Schieber has spoken to the civil engineer and owner of the property.

NEW BUSINESS

SPR2021-04

A request from Greenman Pedersen, Inc. for site plan approval for property located at 2790 and 2802 Transit Road for construction of a 3-story climate controlled self-storage building and associated site work.

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

Ayes: All

Noes: None

Motion Carried

Richard Pasternak, Project Manager, was present and stated the project calls for construction of a 34,584-sf 3-story climate controlled building with one main entrance and two emergency egress exits. This would add 266 units to the existing building.

Chairman Rathmann noted this was before the Planning Board in 2016 and did meet all of the requirements.

Mr. McCabe questioned the timeframe of the project. Mr. Pasternak replied they would obtain a building permit on Monday and break ground by April 15th.

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

Ayes: All

Noes: None

Motion Carried

Motion by McCabe, seconded by Bebak, to grant site plan approval for property located at 2790 and 2802 Transit Road for construction of a 3-story climate controlled self-storage building and associated site work pursuant to the plans and specifications previously approved in 2016.

Ayes: All

Noes: None

Motion Carried

ADJOURNMENT

Motion by Bebak, seconded by Frick, to adjourn the meeting at 7:46 P.M.

Ayes: All

Noes: None

Motion Carried

AMY M. KOBLER
TOWN CLERK/PLANNING BOARD SECRETARY