



**SPR2016-06** (continued)

Chairman Niederpruem stated along with the application the Planning Board received a survey and renderings of the site.

Robert Pidanick of Nussbaumer & Clarke represented Ratajczyk Properties LLC and requested a negative declaration and site plan approval for the proposed 11,352 sf building on 3.25 acres of land at 2724 Transit Road. The property is zoned M-1 which allows for the proposed veterinary clinic, pet grooming, boarding, dog day care and sale of pet supplies. The entire building will be constructed at once along with site improvements, but the interior will be completed in three phases – grooming, boarding and day care first, followed by the pet supply store and then the veterinary clinic. Parking will be provided for 63 vehicles. There will be three storm water detention areas (two in the front and one in the rear which was added after the site plan was submitted) handled with rain gardens. Future expansion is contemplated in the long range at the rear of the building. The NYSDOT requires alignment of the driveway with Bullis Road in Elma and a new signal was recently installed. The existing cell tower on the property is owned by Upstate Properties and Mr. Ratajczyk has granted them an easement to access the tower. An extensive environmental review was done a year ago as required by the FCC. The site is archaeologically sensitive and the NYS Office of Parks, Recreation and Historic Preservation has reviewed and approved it. There are no flood plains, but the DEC indicated any work within 50' of the stream bed will require a disturbance permit and they are in the process of obtaining that permit. They are also in the process of securing easements from Marrano and NYSEG to cross their property.

Jeremy Ratajczyk stated he currently owns Pet Bistro located on Transit Road in Elma and that store will relocate to the new location upon completion.

Mr. Rathmann commented that town maps indicate there are potential wetlands and hydric soils. He questioned if a wetlands delineation had been completed.

Mr. Pidanick stated no walk through was done. The existing storm water detention basin on site is from a prior project and will be filled in. National wetland inventory maps were searched and nothing appeared; the DEC also had no concerns.

Mr. Rathmann stated the Planning Board requires confirmation in order to make a SEQR determination. He further noted the service drive for the cell tower is not shown on the drawing and commented on lack of a landscape plan.

Mr. Pidanick responded they will have to build an access road off the end of the driveway.

Mr. Ratajczyk questioned what is required for the landscape plan.





**SPR2016-08** (continued)

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

Ayes: All

Noes: None

Motion Carried

Chairman Niederpruem stated along with the application the Planning Board received an engineering report, a short environmental assessment form, a site plan and a survey.

Paul Case of Greenman Pedersen, Inc. represented Sovran Self Storage and stated their proposal to expand the storage facility at 2790/2802 Transit Road with addition of a 3-story, 11,000 sf building. There will be .5 acre disturbance on the site and they will be removing additional pavement at the rear of the site and replacing it with green space.

Richard Pasternak of Sovran Self Storage stated there is 24 hour key pad access to the site. The building will be sprinkled, have elevator access to the third floor and be climate controlled with air conditioning and heat maintained at 55° to 78°. Onsite parking for rv's etc. will be eliminated.

No comments were received from the public.

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

Ayes: All

Noes: None

Motion Carried

Motion by Bebak, seconded by Rathmann, to approve the site plan for property located at 2790/2802 Transit Road to construct a 3-story, 34,584 sf climate controlled self storage building.

Ayes: All

Noes: None

Motion Carried

**ADJOURNMENT**

Motion by Mendola, seconded by Rathmann, to adjourn the meeting at 7:45 P.M.

Ayes: All

Noes: None

Motion Carried

  
**JACQUELINE A FELSER**  
**TOWN CLERK/PLANNING BOARD**  
**SECRETARY**