

SP2014-004 Re-Zone Clinton St Continued

Mr. Metzger stated that any trees that are salvageable will be or new trees would be planted.

Questions from the public.

Patricia from Clinton St. feels the new development will take away from the natural landscape and the traffic will be horrible.

Karen L of Green Meadow Dr questioned the Home owners Association and how it operates.

Mr, Metzger stated there would be a Home Owners Association and operated by the homeowners there will be guidelines and rules, self monitored.

* **Motion by Greenan, seconded by Mendola that we recommended to the Town Board that the application fir a change in the current zones of R-65 and R-100A to R-50s of premises on the south side of Clinton Street be granted.**

Where as, The "S" in the recommendation stands for a Special Use of the premises as a subdivision for the construction of a multiple single family "patio home style" residences on a public road or in the alternative on a private road with appurtenant Homeowners Association. If a private road, the road is to be maintained by a Homeowners Association at no expense to the Town.

Where as, each lot in the subdivision shall have:

- A minimum lot square footage of 6000 square feet,
- A minimum frontage of 50 feet at the building set back line,
- A minimum 30 foot front yard set back from a 60 foot wide road or the perimeter of a cul de sac with a 60 foot radius,
- A minimum 20 foot rear yard set back,
- A minimum 900 square foot dwelling exclusive of built in garage area,

Where as a recommendation is conditioned upon no permits being granted for dwellings until the developer obtains variances from the Zoning Board of Appeals for the entire subdivision changing:

- The minimum rear yard set back from 30 feet to 20 feet, and
- The minimum lot area from 8000 square feet to 6000 square feet.

Where as, a part of the Special Use zoning is a condition that no building permit be issued for dwellings whose lowest opening (e.g. basement windows or exterior doors) be lower than one foot above the 100 year flood plain elevation.

Where as, a part of the Special Use zoning is a condition that all storm water detention ponds be surrounded at their perimeter by a barrier which is at least one foot above the 100 year flood plain elevation.

If the changes in zone are approved by the Town Board, this resolution serves as the preapplication approval and conditional approval of the preliminary layout found in the town's Subdivision Ordinance (West Seneca Code 103-3 and 103-5)

Ayes: 4

Noes: 3

Motion Carried

* Minutes amended 8/14/2014
with attached resolution

SP2014-008 Site Plan Review for 4592 Seneca St.

Request for Site plan review for property located at 4592 Seneca St. in the Town of West Seneca for a private residential development.

Chairman Niederpruem stated this plan was presented to the planning board at the May 8, 2014 meeting. The current plan presented was from June 4, 2014.

Doug McCormick of 4592 Seneca, LLC's proposal of a 26 building 52-unit duplex town home complex on a private road with new utilities and landscaping. The units would vary in size from 1600sf to 1900sf with 2 bedrooms and each unit would be 2-story with a loft. There would be a Home Owners Association to manage the property. Project utilizing the most current advances in green designs such as rain gardens and energy saving components with the buildings.

Dominic the project architect stated that 4592 Seneca, LLC's addressed the issues and concerns the residents had at a private meeting held July 7, 2014. The driveways would be shortened to one car lengthen and the back windows on the second floor would be reduced to one and with blinds in between the windows. There is a drain pipe that runs under Sky Hi and the residents would like it cleaned out and serviced, so the flooding and drainage does not get worse.

Andrew of Optima designed addressed the letter received from the county in regards to the curbs at the county's right of way and to bring the curbs back and to replace the existing 10 inch corrugated pipe with a new 12 inch pipe, all of which Andrew can and will comply to.

Motion by Greenan, seconded by Rathman to table the site plan approval pending rezoning of the property with the records showing at the July planning board meeting raised no objections not raised by Erie County.

Ayes: All

Noes: None

Motion Carried



Rachael E. Kruszka
Planning Board Secretary

RESOLUTION

I move that we recommended to the Town Board that the application for a change in the current zones of R-65 and R-100A to R-50(S) of premises on the south side of Clinton Street be granted.

The “S” in the recommendation stands for a Special Use of the premises as a subdivision for the construction of **multiple single family “patio home style” residences** on a public road or in the alternative on a **private** road with appurtenant Homeowners Association. If a private road, the road is to be maintained by a Homeowners Association at no expense to the Town.

Each lot in the subdivision shall have:

A minimum lot square footage of 6000 square feet,

A minimum frontage of 50 feet at the building set back line,

A minimum 30 foot front yard set back from a 60 foot wide road or the perimeter of a cul de sac with a 60 foot radius,

A minimum 20 foot rear yard set back.

A minimum 900 square foot dwelling exclusive of built in garage area.

The recommendation is conditioned upon no permits being granted for dwellings until the developer obtains variances from the Zoning Board of Appeals for the entire subdivision changing:

The minimum rear yard set back from 30 feet to 20 feet, and

The minimum lot area from 8000 square feet to 6000 square feet.

A part of the Special Use zoning is a condition that no building permit be issued for dwellings whose lowest opening (e.g. basement windows or exterior doors) be lower than one foot above the 100 year flood plain elevation.

A part of the Special Use zoning is a condition that all storm water detention ponds be surrounded at their perimeter by a barrier which is at least one foot above the 100 year flood plain elevation.

If the changes in zone are approved by the Town Board, this resolution serves as the preapplication approval and conditional approval of the preliminary layout found in town’s Subdivision Ordinance (West Seneca Code §§ 103-3 and 103-5).