



**SPR2016-01** (continued)

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

Ayes: All

Noes: None

Motion Carried

Peter Johnson stated he purchased the building at 231 Orchard Park Road to use as office space for his financial planning practice. The office will be used to meet with clients and additional parking is needed. Mr. Johnson had applied to the Zoning Board of Appeals to reduce the required parking from eight spaces to four spaces. He wanted to keep the parking in front of the building so it would not destroy the residential nature of the back yard.

Susan King of King Consulting Engineers stated the size of the area in back is conducive to parking, but the elevation is 12"+ lower than surrounding properties and parking spaces would only exaggerate the problem. A variance was received for a fence in the front yard for screening from the side residential. The Zoning Board also approved a variance for the setbacks and to allow for parking in front.

Chairman Niederpruem commented on the square footage of the building which will allow the business to grow and then additional parking will be needed.

Mr. Johnson responded that he has been in business since 1989 and did not foresee it expanding, but if the business did grow he could address the parking at that time and possibly add spaces in the rear. He further noted he only has 10 to 12 meetings with clients per week.

Mr. Mendola referred to the drawings submitted and stated there is no information on elevations. He questioned if they had attempted to put the parking in the rear.

Ms. King stated the initial thought was to put the parking in the back, but it was impossible to build the area high enough to get the water to the front. They would have to bring in substantial fill, add a pond and would need a pump for the pond.

Mr. Rathmann stated he would prefer to see parking in the rear and commented there did not appear to be sufficient area in the front.

Mr. Sherman questioned if NYSDOT was contacted and commented that snow removal could also reduce the size of the parking spaces.

Ms. King stated they had discussed the plan with NYSDOT and it was revised accordingly.



**SPR2016-02** (continued)

Mr. Ciancio suggested extending the green space even more.

Mr. Adams responded the green area will be at least 25' wide. Over \$850,000 is being invested in the site and the neighbors are happy with the changes that have been made thus far. A gate will be installed and LED lighting will be on in the next week to 10 days.

Mr. Sherman questioned if there will be outside storage of trailers, boats, etc.

Mr. Adams responded there are two trailers currently stored on site, but there will probably be no more until the fence is installed. He would also like to add another building and storage of vehicles will then be in the back.

Mr. Mendola questioned if there will be any junk vehicles stored on site.

Larry Best spoke on behalf of Mr. Adams and stated he has been in the self storage business for many years and they cannot store junk cars because the RV owners do not want to park next to them. Vehicles that are stored are typically registered and are classic cars or summer vehicles, not junk vehicles.

Mr. Rathmann commented on the lack of a landscape plan and lighting plan to show fixtures. He further questioned what signage is planned.

Mr. Adams stated he has no plan in place for landscaping, but he intends to do something. The lighting is already in place and the fixtures were changed to energy efficient LED. There will be a sign on the corner of the building as indicated on the site plan.

Amy Carpenter thought the blue color of the building was somewhat bright, but stated the fence is a huge improvement and landscaping will also be an improvement to the site.

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

Ayes: All

Noes: None

Motion Carried

Motion by Mendola, seconded by Ciancio, to adopt the following resolution:

WHEREAS, the Town of West Seneca (the "Town") received an application for site plan review approval from Bart Adams (the "Applicant") for construction of a new 20' x 130' storage building for property located at 1510 Orchard Park Road (the "Project"); and

**SPR2016-02** (continued)

WHEREAS, the Town Planning Board, in compliance with Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law, has reviewed this action; and

WHEREAS, the town has reviewed a short environmental assessment form dated December 4, 2015 prepared and signed by the Applicant; and

WHEREAS, the Project will not adversely affect the natural resources of the state and/or the health, safety and welfare of the public and is consistent with social and economic considerations; now, therefore, be it

RESOLVED, that based upon an examination of the short environmental assessment form the Town Planning Board determines the proposed action is not anticipated to result in any significant negative effect on the environment and a Negative Declaration is hereby issued.

Ayes: All

Noes: None

Motion Carried

Motion by Mendola, seconded by Ciancio, to approve the site plan for 1510 Orchard Park Road as submitted, conditioned upon submission of a professional landscape plan to be reviewed and approved by Planning Board Member James Rathmann.

Ayes: All

Noes: None

Motion Carried

**ADJOURNMENT**

Motion by Sherman, seconded by Mendola, to adjourn the meeting at 8:00 P.M.

Ayes: All

Noes: None

Motion Carried

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