



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

Ayes: All

Noes: None

Motion Carried

Motion by Bebak, seconded by Hayes, to approve 6- additional lots in the Greenspring Subdivision under a new map cover.

Mr. McCabe requested an amendment to the motion to include the Planning Board approval be subject to the Erie County Health Department approval.

Motion by Bebak, seconded by Hayes, to amend the motion, to approve 6- additional lots in the Greenspring Subdivision under a new map cover subject to the Erie County Health Department approval.

Ayes: All

Noes: None

Motion Carried

**SPR2022-013**

A request from The Broadway Group, LLC for site plan approval for property located at 3030 and 3036 Seneca Street for redevelopment as a 10,640-sf, single tenant, free standing retail store with all related site improvements.

Tara Bennett of The Broadway Group provided the following information:

- A third access point onto Center Road was added to the revised plans noting Erie County did not have any objections in theory.
- The parking stall was moved away from the entrance but overall, the site layout is unchanged.
- Trees have been added to the Center Road side.
- Additional plantings have been added along Seneca Street to soften the look of the building as additional landscaping was not feasible.
- Sidewalk access was extended into the Center Road right-of-way.

Mr. Sailer stated the additional access point on Center Road has made a positive difference in the plans and acknowledged landscaping was challenging on Seneca Street side.

Chairperson Bebak requested a review of the elevations noting this is an entrance way to town. Ms. Bennett stated many nice finishes are proposed including a towered entrance. It has a corner store layout, so ease of access is possible for parking. Decorative parapets are utilized and mill work to dress up the building's appearance. The façade will be a brown engineered brick similar in color to the Dollar General store nearby with awnings and shutters with a similar look from both sides of the street.

Chairperson Bebak stated the windows are shuttered and questioned if the front would be glass. Ms. Bennet confirmed the front is glass.

Mr. Holmes questioned if a rendering of the Center Road side was available. Ms. Bennet provided a rendering on her computer for the Planning Board members.

No comments were received from the public.

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

**WEST SENECA PLANNING BOARD  
Minutes #2023-03  
March 9, 2023**

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

Ayes: All

Noes: None

Motion Carried

Motion by McCabe, seconded by Sailer, to grant site plan approval for property located at 3030 and 3036 Seneca Street for redevelopment as a 10,640-sf, single tenant, free standing retail store with all related site improvements.

Ayes: All

Noes: None

Motion Carried

**ADJOURNMENT**

Motion by Frick, seconded by Bebak, to adjourn the meeting at 6:13 P.M.

Ayes: All

Noes: None

Motion Carried

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**AMY M. KOBLER  
TOWN CLERK/PLANNING BOARD SECRETARY**