

- ✓ Building A is parallel to Seneca Street, office entrance doors facing Seneca Street, loading areas behind the building
- ✓ Building B, perpendicular to Seneca Street, will have bays, cannot get behind the building

Code Enforcement Officer Schieber stated the applicant provided an updated application and updated Short Environmental Assessment form, a copy of the agreement between the parcel owner and utility easement area, a clearance letter from SHPO, a wetland delineation indicating there are no wetlands on the site, and the Town Engineer has given approval.

Mr. Frick referred to the Short Environmental Assessment Form and made the following comments:

- ✓ Confirmed corrections were made to Part 2
- ✓ The Planning Board prepared Parts 2 and 3:
 - Part 2 – No or small impact may occur under all items
 - Part 3 Determination of Significance – Spec building (minor manufacturing and/or retail) will not generate a significant increase in demand on public water or wastewater services. Determination has been made that no wetlands will be affected by this project. SHPO has determined there will be no impact on any historic resources by this project. Therefore, the proposed action will not result in any significant adverse environmental impacts.

Motion by Frick, seconded by Sherman, to recommend that the Town Board adopt a Negative SEQR declaration for property located at 3155 Seneca Street:

WHEREAS, the Town Planning Board of the Town of West Seneca, as lead agency acting pursuant to the State Environmental Quality Review Act, Article 8 of the New York State Environmental Conservation Law, has reviewed Part I of the Environmental Assessment Form ("EAF") prepared by the applicant for property located at 3155 Seneca Street ("Subject Property"), for construction of multi-tenant spec buildings and storage facilities covering approximately 4.0 out of 5.8 acres and associated site work and parking (the "Project"), and reviewed the draft completed Part II and Part III of the EAF analyzing the potential for the Project to result in any significant adverse environmental impacts and has otherwise taken a hard look at the identified potential environmental impacts utilizing the criteria specified in 6 NYCRR 617.7(c); and

WHEREAS, the Erie County Division of Planning, after carefully and fully reviewing a description of the proposed project, along with the application and other documents as submitted to the Town of West Seneca, replied in writing that the project was to be of local concern; and

WHEREAS, the Town Planning Board held a public hearing which was properly noticed to the public wherein the project was discussed; and

WHEREAS, the Town Planning Board hereby moves to declare itself as lead agency for this project after giving due notice to all other interested parties; and

WHEREAS, the Town Planning Board, carefully and fully reviewed the application including the following documents submitted by the applicant and other interested entities: Response from DEC outlining various matters for consideration, Erie County Department of Environment and Planning, NYSDOT, SHPO with accompanying comments, Earth Dimensions, Inc., National Grid, and the Town of West Seneca Engineering Department with additional comments; and

Mr. Frick questioned the proposed lighting for the new parking area along the existing residential properties. Mr. Fitzgerald stated no lighting is being proposed because of the hours of operation. Mr. Frick clarified, what are the plans for the parking along the east side toward the back. Mr. Fitzgerald stated there is an existing light on the building and no new lighting is proposed. Mr. Frick questioned if the lack of additional lighting is a safety concern during the winter months. Mr. Fitzgerald stated this is the existing condition and consider additional lighting to be more impactful on the neighboring property owners. Chairperson Bebak questioned the location of the existing light. The light is located above the side service door where the roof meets the building is on a timer turning on at 6 A.M. and off at 7 A.M. Mr. Fitzgerald stated the applicant can add an additional light on a timer if the Planning Board requires this.

Motion by Bebak, seconded by Sailer, to approve the site plan for property located at 287 Center Road with the following condition: 1) addition of lighting with the proper deflectors.

Ayes: All

Noes: None

Motion Carried

SPR2024-04

A request of Chris Jerge for site plan approval for property located at 711 Harlem Road for construction of a multi-family dwelling – 5 units proposed with site infrastructure.

Doug Feyes of Carmina Wood Design, Civil Engineer for the applicant, made the following comments:

- ✓ Addressed comments from the Planning Board and Town Engineer and noted they have received Engineering approval
 - Added sidewalk access to the right-of way, striping to the other side of the drive aisle and handicap parking spaces
 - Additional screening, plantings, to fill in the gaps at the rear of the property
 - Area variance granted by the Zoning Board of Appeals lowering the area per unit required to adjust for the parcel size, increasing it from 3-units to 5-units

Mr. Sherman stated he does not see a shelter for students waiting for school busses. Mr. Feyes stated there is not enough room in the setback to add a shelter and speculated students would wait at their doors and questioned if the town code required a shelter. Chairperson Bebak agreed that there is not enough space for a shelter.

Mr. Frick questioned if there is space for sidewalks along Harlem Road in this location. Mr. Schieber stated he understands the plans include sidewalks along Harlem Road and will review the drawings the town has been provided.

Mr. McCabe questioned how garbage will be managed. Mr. Feyes stated each unit will have their own totes for garbage and recycling.

Chairperson Bebak requested elevation details. Mr. Feyes stated Carmina Wood is not the architect, but can provide general information:

- ✓ Typical townhouse elevation
- ✓ Each unit has a driveway and garage, front door, and green space
- ✓ Two-story units

