

SPR2017-06 (continued)

Attorney Sean Hopkins of Hopkins Sorgi & Romanowski PLLC represented the applicant and stated a Part I environmental assessment form has been submitted as requested along with an updated landscape plan with a diversity of species. Town Engineer David Johnson has reviewed and approved the updated engineering plans. The northernmost 100' of the site will be designated as permanent open space and Mr. Hopkins provided Town Attorney John Fenz with proposed language to be filed with the Erie County Clerk's office. Elevations of the proposed project were presented for the detached patio homes and two-family homes, which will be upscale in nature and resemble single family homes.

Chairman Niederpruem stated the Planning Board just received the environmental assessment form and they have not had time to review it. Mr. Hopkins noted this is an unlisted action and a short form was submitted a while ago. The long form was only provided for information purposes. All environmental issues were part of the original process and have been in the record. There is nothing of any potential significance and no record of contamination on site or in the immediate vicinity.

Mr. Mendola commented on the length of the road from Seneca Street to the cul-de-sac. Mr. Hopkins stated this is the same length as originally presented. It is a private road and the terminus of the cul-de-sac was updated so it complies with the turning requirements for emergency vehicles.

Mr. Sherman understood no sidewalks were proposed, but noted the plan now shows sidewalks. Christopher Wood of Carmina Wood Morris, DPC stated no sidewalks were planned and they should not be indicated on the plan. Mr. Mendola commented on a potential dangerous situation if people have to walk in the street. Mr. Rathmann referred to the new guidelines for walkable communities and suggested sidewalks be included. Mr. Hopkins stated they would be willing to add sidewalks on one side of the road as requested.

Mr. Rathmann commented on parking on the road and the closeness of the units and questioned where children will play. Mr. Hopkins stated parking will be restricted to one side of the street. He further stated this is not the type of housing that is attractive to families with children and that is not the target market.

Mr. Rathmann stated there is 24' of paved area proposed and there should be 28' if parking will be allowed on one side of the road. Mr. Wood responded there is 29' of paved area with the gutters.

Mrs. Bebak questioned where sidewalks will be located and Mr. Wood responded they will be on one side of the road 5' from the gutter.

2017-15 (continued)

Jonathon Schmid stated his proposal to rent space at his property at 1777 Union Road to a Ziebart franchise owner for undercoating, detailing and installation of remote car starters, noting there will be no painting. Colton RV is moving out and Ziebart will also occupy that space and one additional small building that is attached. The total building area is 13,000 sf with 4000 sf as showroom area. Auto storage will be on the side where RV's are currently located.

Chairman Niederpruem questioned if there is any plan to change the facade of the building. Mr. Schmid stated plans were submitted indicating the changes to the building which include removal of the doors in the front. He further commented on changes he had already made to enhance the appearance of the site.

Code Enforcement Officer Jeffrey Schieber stated the existing site complies with the new building design standards, so they could do a site plan waiver.

Mr. Rathmann suggested eliminating the three diagonal parking spaces on the plan and noted the need for handicapped parking. Mr. Schmid referred to the plan and commented that he did not believe the drawing was correct as the spaces are farther back than indicated and he will comply with handicapped parking requirements.

Mr. McCabe questioned if there will be storage of vehicles overnight and if there are any thoughts of expanding the business. A Ziebart representative responded some applications can be done in 2 – 3 hours, but larger packages require the vehicle to remain overnight. The property is gated, so any vehicles that remain outside will be safe. He further stated they have no ability to expand at this location.

No comments were received from the public.

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

Ayes: All

Noes: None

Motion Carried

Motion by Sherman, seconded by Mendola, to recommend approval of a special permit for property located at 1777 Union Road, being part of Lot Nos. 184, 185 & 186, changing its classification from M-1 & C-2 to M-1(S) & C-2(S), for automotive use as outlined in the presentation and limited specifically to the shaded areas as indicated on site plan SP-1.

Ayes: All

Noes: None

Motion Carried

WEST SENECA TOWN OFFICES
1250 Union Road
West Seneca, NY 14224

WEST SENECA PLANNING BOARD
Minutes #2017-12
December 14, 2017
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OTHER BUSINESS

Motion by Niederpruem, seconded by Mendola, to adopt the attached resolution relative to required training for Planning Board members.

Ayes: All

Noes: None

Motion Carried
APPENDICES


ADJOURNMENT

Motion by Mendola, seconded by Rathmann, to adjourn the meeting at 8:05 P.M.

Ayes: All

Noes: None

Motion Carried



JACQUELINE A FELSER
TOWN CLERK/PLANNING BOARD
SECRETARY

WEST SENECA PLANNING BOARD TRAINING & RECORD OF ANNUAL COMPLETION

WHEREAS, Town Law §271 requires all Planning Board members to complete a minimum of four hours of suitable training each year; and

WHEREAS, West Seneca Town Code §28-6 grants the Chairman of the Planning Board the authority to determine and define suitable training; and

WHEREAS, West Seneca Town Code §28-7 defines acceptable training to include conferences, seminars and workshops, and reading journals, articles or books and other educational activities acceptable to the Board Chair; and

WHEREAS, each of the current Planning Board members – Robert Niederpruem, Donald Mendola, Joseph Sherman and Dale McCabe have completed various training sessions including one provided on December 7, 2017; now, therefore, be it

RESOLVED, the Chairman recognizes these current board members have successfully completed their minimum requirements for calendar year 2017 and this recognition is to be noted in the minutes of the Board pursuant to West Seneca Town Code §28-6; and be it further

RESOLVED, a record of this annual completion is to be maintained by the Town Clerk and a copy provided to the Town Board pursuant to West Seneca Town Code §28-8.