

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

WEST SENECA PLANNING BOARD
Minutes #2020-01
January 9, 2020

Mr. Rathmann called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance led by Sergeant-at-Arms George Clifford.

ROLL CALL: Present - Margaret Bebak
George Clifford
James Frick
Dale J. McCabe
Raymond Nalewajek
James Rathmann
Eric Sailer
Jeffrey Schieber, Code Enforcement Officer
Tina Hawthorne, Town Attorney

Absent - None

Mr. Rathmann read the Fire Prevention Code instructing the public where to exit in case of a fire or other emergency.

On behalf of the Planning Board members, Mr. Clifford expressed his thanks to Mr. Donald Mendola for his past 24 years of service to the Town of West Seneca.

APPROVAL OF PROOFS OF PUBLICATION

Motion by Clifford, seconded by McCabe, to receive and file the proofs of publication and posting of legal notice.

Ayes: All

Noes: None

Motion Carried

APPROVAL OF MINUTES

Motion by Clifford, seconded by Bebak, to approve Minutes #2019-12 of December 12, 2019.

Ayes: All

Noes: None

Motion Carried

Motion by Bebak seconded by McCabe to table the election of a Chairperson and allow James Rathmann to serve as the interim Chairperson.

Ayes: All

Noes: None

Motion Carried

OLD BUSINESS

SPR2019-05

A request from Rosina Food Products Inc. for site plan approval for property located at 3100 Clinton Street for construction of a 111,223 sf food processing factory.

Motion by Clifford, seconded by McCabe, to open the public hearing.

Ayes: All

Noes: None

Motion Carried

Code Enforcement Officer Jeffrey Schieber stated the project located at 3100 Clinton Street has been before the Planning Board for the past several months. Previously the location was a large vacant site; the zoning of the property is manufacturing which allows for the requested use. The applicant was before the board earlier for a coordinated review with the SEQR process; as part of that review the Planning Board and any associated agents including Erie County Sewer Authority, Erie County Water Authority, the servicing fire department, DEC, Army Corp of Engineers, Town Engineer, Environmental Commission and neighboring residents have reviewed the proposal. Rosina satisfied concerns of the neighbor across the street from the project. Rosina made a request and was granted a negative declaration pursuant to SEQR allowing Rosina to start the remediation of their site. The site was designated as a brown field site and Rosina is currently working on the cleanup. The only outstanding issue was approval from the Town Engineer; the design firm secured Kostich Engineering to address the concerns. The Town Engineer has provided the Planning Board and the applicant his letter of approval.

Greg Setter, Chief Operating Officer and Eric Neighbor, Senior Vice President of Operations of Rosina Foods along with Mike Ritchie from Kostich Engineering were present. Mr. Setter stated they are in attendance for the last remaining issue which is for storm water removal. Rosina has engaged with Kostich who is a NYS Civil Engineering firm for guidance with NYS laws on what needed to be completed. There is another two weeks left on the brown field cleanup and at that point Rosina would like to break ground.

Mr. McCabe questioned if there was an issue with storm water discharge as a result of the construction on the neighboring property and if there is any type of negative type of discharge would Rosina work with the neighbor to remediate the problem. Mr. Setter replied they would work with the neighboring property and have a very good relationship with them. There was some runoff coming from their building going towards the Rosina property; after meeting with the Town Engineer they believe there is a solution. If the problem persists the petitioner stated they will resolve the issue.

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

Ayes: All

Noes: None

Motion Carried

(continued)

Motion by Bebak, seconded by Clifford, to grant site plan approval for property located at 3100 Clinton Street for construction of a 111,223 sf food processing factory, noting the applicants agreement to work with the neighbor if there are drainage issues as a result of the construction.

Ayes: All

Noes: None

Motion Carried

SPR2019-10

A request from James Jerge for a site plan approval for property located at 1700 Union Road for construction of a 7209 sf building to be used by the current operation.

Motion by Bebak, seconded Clifford, to table item SPR2019-10 at the request of the petitioner.

Ayes: All

Noes: None

Motion Carried

NEW BUSINESS

SPR2020-01

A request from Bisbano & Associates for property located at 1251 Union Road, to construct a new remote ATM with new retaining wall on easterly side of property and rearrangement of existing parking lot.

Motion by Clifford, seconded by Frick, to open the public hearing.

Ayes: All

Noes: None

Motion Carried

Erin Del Sandro from the architecture firm of Bisbano & Associates was in attendance to represent Citizens Bank and stated the property at the corner of Main Street and Union Road was formerly a First Niagara Bank and Citizens Bank would like to occupy the location. As part of the project, the petitioner would like approval for a remote ATM; it was requested the petitioner maintain the 27 parking stalls and not disrupt the current driveways to Main Street and Union Road. Placing the ATM at the far end of the site seems to be the most feasible option; there is a large slope at the end of the site and the petitioner would like to backfill and put a retaining wall within the property line and place the drive thru line there to not interfere with the circulation to the space and entering/exiting out of Union Road. The ATM is a remote ATM that would be running 24/7; is bank standard consisting of a small enclosure with a 4' canopy off the structure that encloses the ATM for appearance sake. Within the canopy there

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will be some downward led lighting; an existing light pole will be relocated to the planter to provide light and security to customers.

Mr. Frick questioned the construction of the retaining wall as a prior drawing showed a modular wall and now there is a reinforced block wall. Ms. Del Sandro replied the modular wall is best served to stop at the grade line and at that point a railing would be put on the top; for aesthetic reasons the wall should continue up and provide blocking for the vehicles.

Mr. Nalewajek questioned the finish on the wall and if there be buffer material as it appears to be a very tight turn. Ms. Del Sandro replied they planned on a split face to give some texture to the wall with dyed concrete with a precast stone cap at the top. There is the possibility of putting in a 6" or deeper curb to keep the wheel base from getting too close to the structure.

Mr. Sailer commented on the plans and the way the wall was designed stating the footer looked a little small. Ms. Del Sandro replied the footer depth could be increased inward to the left to counter act the weight from the cars and is designed to the standards from a licensed professional engineer.

Mr. Rathmann stated right at the entrance there is a curved line and questioned if it is just a painted line. Ms. Del Sandro replied it is line stripping.

Mr. Rathmann questioned if the entire parking lot will be milled and repaved or just as needed. Ms. Del Sandro stated the parking lot has a lot of cracking and could use being milled with a new coat; where they would like to remove the asphalt completely is for the ADA parking as the details show concrete, noting that can be clarified.

Mr. Rathmann noted the plans state drainage will go to the existing receivers questioning the drive thru area drainage. Ms. Del Sandro responded the area will be graded towards the existing drains and not onto a neighboring property.

Mr. Rathmann commented on the middle planting and concerns with planting Holly as that particular plant may not survive the winter. Ms. Del Sandro replied there is a landscape professional on staff and will ask for his input.

Mr. Clifford noticed a typographical error on the date of the application and questioned if that would create an issue. Town Attorney Tina Hawthorne replied that may be amended.

Mr. Nalewajek questioned if contoured grades will be provided for the intended targets for elevations to show the drains. Ms. Del Sandro replied a surveyor will be going out and taking spot grades throughout the site and are currently awaiting landlord approval; a copy will be provided when completed.

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Ms. Bebak questioned when how quickly construction would start. Ms. Del Sandro stated the petitioner hoped for late March depending on weather.

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

Ayes: All Noes: None Motion Carried

Motion by Clifford, seconded by Bebak, to table the item until additional plans are provided by the petitioner.

Ayes: All Noes: None Motion Carried

ADJOURNMENT

Motion by Bebak, seconded by Clifford, to adjourn the meeting at 7:25 P.M.

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