

NEW BUSINESS COMMUNICATIONS

2018-03

A request from Marty & Michelle Monaco for a rezoning for property located at 1420 Union Road, being part of Lot No. 112, changing its classification from R-65 to C-1, for a beauty salon

Chairman Niederpruem stated the petitioner was unable to attend the meeting and requested this item be tabled.

Motion by Mendola, seconded by Clifford, to table this item.

Ayes: All

Noes: None

Motion Carried

SPR2018-01

A request from Young Development Inc. for site plan approval for property located at 965 Center Road for 28 attached residential units with garages (six buildings)

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

Ayes: All

Noes: None

Motion Carried

Chris Wood of Carmina Wood Morris updated the Planning Board on the proposed project at 965 Center Road. Standard comments were received from NYSDEC and most of the items were already addressed with regard to the wetlands, archeological, downstream sewer analysis and stormwater pollution prevention plan requirements. Comments were also received from the fire department and in response they have added an identification sign with directory at the entrance to the site, agreed to locate unit addresses near the light by the front doors and added two private fire hydrants so they are in compliance. Mr. Wood stated the circulation pattern in the driveways is in compliance with the fire code and the driveway will not tie into the dead end street behind the site.

Mr. Mendola questioned who owns the fence on the east side of the property at Center Road and if there will be fencing on the west side. Mr. Wood responded that he thought the fence on the east belonged to the neighbor. He further stated they will be replacing the fence farther back on the east side with whatever type the neighbors prefer. They will also work with the neighbors on the south property line. There will be plantings on the west, but the area is wooded so there is no plan for a fence. Mr. Wood noted they have relocated the dumpster and moved it closer to Center Road.

SPR2018-01 (continued)

Code Enforcement Officer Jeffrey Schieber stated that SEQR was sent out and 30 days has passed. Erie County DOT has approved the entrance on Center Road, an archeological study was received from NYS Historic Preservation Office and comments were received from NYSDEC and the fire department. Chairman Niederpruem noted engineering approval is still required.

Mr. Rathmann suggested the final landscape plan include at least three different varieties of trees. He further suggested a sidewalk along the driveway, questioned lack of visitor parking and suggested the mail center be relocated to the other side of the driveway so it could be accessed when entering the site.

Mr. Wood responded each unit has four parking spaces when only two are required. He will look into adding a few visitor parking spaces at the north end of the road or where the dumpster was previously located and will also look at adding a sidewalk on one side of the driveway. There is no room on the other side of the driveway for the mail center.

A Sherwood Court resident stated her disappointment in the project and expressed concerns about drainage issues and flooding. She thought it was a lot of units for a small area and was not happy with the location of the dumpster, which she thought should be in the corner by the woods as was suggested at the Town Board meeting.

Chairman Niederpruem responded the proposed location of the dumpster is about 300' from her house. Any water generated on site cannot drain off site and the drainage plan must be approved by the Town Engineer.

A Sherwood Court resident referred to the location of his barn and questioned if it will have to be moved and Mr. Wood responded there is no need to move the barn.

A Sherwood Court resident expressed concerns about waste water and presented pictures taken after a rainfall last summer, noting it is not unusual for the area to flood. He did not believe the storm sewers were sufficient to handle the existing housing and was concerned the proposed project will exacerbate the situation.

A Center Road resident expressed concern about the storm sewers and flooding and adding 28 units to a system that already has problems. He further stated if the elevation of the site changes, water will be diverted out onto Center Road.

SPR2018-01 (continued)

Mr. Wood explained the sanitary sewer system and infiltration & inflow mitigation which will provide a benefit to the town. The storm water plan will be reviewed by the town, NYSDEC and Erie County. The site involves over one acre, so they have to abide by State Pollutant Discharge Elimination System (SPDES) regulations. Water cannot be shed onto neighboring properties and they must accommodate any water coming from the neighbors. Mr. Wood explained the proposed underground detention area with chambers to allow water to back up and stated it will be designed for a 100 year storm event.

Motion by Mendola, seconded by Rathmann, to close the public hearing and table this item.

Ayes: (6) Mr. Mendola, Mr. Rathmann, Mr. McCabe, Mr. Clifford, Mr. Najm, Chairman Niederpruem

Noes: None

Abstentions: (1) Mrs. Bebak

Motion Carried

SPR2018-02

A request from Great Lakes Insurance for site plan approval for property located at 2055 Union Road for an office building

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

Ayes: All

Noes: None

Motion Carried

Chairman Niederpruem stated along with the application the Planning Board received a survey, an architectural rendering and a traffic plan.

Peter Zaphiris, owner of Great Lakes Insurance, stated he purchased the old Union Fire Hall and would like to makeover the building for office space. He presented renderings of the building indicating matching brick where the garage doors were located and new windows. Mr. Zaphiris stated 40 percent of the concrete and asphalt will be removed and replaced with green space.

Chairman Niederpruem referred to the driveway from the garage doors along Union Road and questioned if Mr. Zaphiris had spoken with NYSDOT about changes in the curb cut. He further stated NYSDOT will require engineered plans.

Mr. Zaphiris responded the curb cut along Union Road will be moved and reduced from 150' to 30', so he did not believe NYSDOT would have a problem with that.

