

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

Absent - None

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 McCabe, to approve minutes 2020-10 of December 10, 2020.

Ayes: All Noes: None Motion Carried

NEW BUSINESS

SPR2020-12

A request from Jesco Industries, LLC. for site plan approval for property located at 1450 Ridge Road for construction of a 1,066 sf laundry mat and associated site work.

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

Ayes: All Noes: None Motion Carried

Jesse Jesonowski from Jesco Industries, LLC stated he has been working on the proposed project with Chris Wood from Carmina Wood Morris and Sean Hopkins from Hopkins Sorgi and McCarthy, LLC. The property allows the use of a laundry mat with a C-1 zoning; the adjacent properties to the east and west are zoned C-2 with the property to the north being owned by the town. The proposal is for a 1,066-sf screened building with a fence along the east side of the property, a fence is to the north buffering the town property, and no fence is proposed to the west side of the property line due to the lot size. No dumpster would be kept on site as laundry mats

SPR2020-12 (continued)

typically do not generate much garbage. Three goose neck lights are proposed on the front of the building and one ball pack unit shining down into the parking lot. A wall sign is to be installed on the east side of the building just below the goose neck lighting and a free-standing sign along Ridge Road.

The site plan indicates the access point and illustrates a curb cut at Hilbert Avenue; opening to Ridge Road would be too large of an opening. Five parking spots are proposed, although town zoning requires three parking spots. Along the building from the north and east will have a sidewalk.

The landscaping plan along the west side proposes three Colorado Spruce; there is plenty green space along this area and played into the decision to not fence. Along the east side property line there will be Honey Locust trees to grow above the fence line. The only trees currently on the property line need to be cleaned up. Green space along the north of the property between the neighbor and parking lot has a 20' setback.

The rendering of the project shows the sidewalk and the proposed look of the building including a metal roof and brick veneer. The building colors will liven up the area of Ridge Road.

Two variances are needed, the project has a 32.97' front yard setback (40' front yard setback required) and a parking area with 4' setback (10' setback required). Mr. Jesonowski has reached out to several neighbors regarding the project.

Code Enforcement Officer Jeffrey Schieber stated the property is zoned commercial at C-1. Currently, it is being illegally utilized by a paving contractor who continues to dump dirt and park equipment on the lot; numerous complaints are on file with the Code Enforcement office. The single-story building complies with the code except for the two variances before the Zoning Board of Appeals. Tonight, is a preliminary site plan review to run through the procedure and no formal approval is required. Some of the setbacks are tight, yet the zoning code is technical and derived from the zoning district; not use of property.

Mr. Frick questioned the hours of operation for the facility. Mr. Jesonowski replied the hours of operation will be 6:00 AM – 9:00 PM.

Mr. Nalewajek referred to the lighting to the north and questioned if a wall pack was sufficient to get lighting to the back parking lot and requested this be verified with photometrics. Mr. Jesonowski stated that could be verified.

Chairman Rathmann referred to the trees along the property lines and questioned who they belonged to. Mr. Jesonowski replied a surveyor went out and most trees are on the property and many are not worth keeping. Chairman Rathmann stated he would need to know which trees were coming down and to make sure they are not the neighbors' trees. Mr. Jesonowski referred to the east side and the debris that needs to be cleaned up.

Chairman Rathmann referred to the spruce trees, which grow approximately 10' - 20' wide and suggested a different type of tree such as an upright juniper.

Chairman Rathmann questioned if a fence was required. Mr. Schieber stated commercial property next to commercial property does not require fencing. The property to the north is owned by the Town of West Seneca.

SPR2020-12 (continued)

Chairman Rathmann suggested an ornamental tree along the window and west wall end of the building to soften the facade.

Mr. Clifford questioned the number of washers in the facility. Mr. Jesonowski stated there will be ten washers and thirteen dryers, five of which will be stackable.

Mr. Clifford referred to the ADA parking spot and allows only four other parking spots and questioned if the expectation is for foot traffic or multiple machines being used by customers. Mr. Jesonowski stated the demographics show the area is 80% rental housing. Typically, people drop off their laundry and return upon completion. In observing other laundry mats, usually only three cars are there at a time.

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

Ayes: All

Noes: None

Motion Carried

Motion by Bebak, seconded by Frick, to table the request for site plan approval for property located at 1450 Ridge Road for construction of a 1,066 sf laundry mat and associated site work pending the approval of the variances from the Zoning Board of Appeals and submission of the final plan.

Ayes: All

Noes: None

Motion Carried

2020-11

A request from Jared Juliano for a home occupation permit for property located at 799 Orchard Park Road.

The applicant was not present on the virtual meeting.

Motion by Bebak, seconded by McCabe, to table the request for a home occupation permit for property located at 799 Orchard Park Road until the February meeting.

Ayes: All

Noes: None

Motion Carried

ADJOURNMENT

Motion by Clifford, seconded by Bebak, to adjourn the meeting at 7:40 P.M.

Ayes: All

Noes: None

Motion Carried

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