



**SPR2018-01** (continued)

Attorney Sean Hopkins of Hopkins Sorgi & Romanowski PLLC and Chris Wood of Carmina Wood Morris represented Young Development Inc. and stated the proposed project involves 28 single story attached high end residential units for lease with attached garages on the 4.3 acre site at 965 Center Road. A paved pedestrian walkway was added close to the front of the site going to Center Road. Mr. Wood worked with Town Engineer David Johnson to address the drainage and their proposal goes beyond the minimum standards for stormwater quality. The project will retain more water on site than the current VFW post does today. He compared existing runoff conditions to what they are proposing as follows: One year storm event – 7.9 cubic feet per second will be reduced to 2.06; 100 year storm event - 32.17 cubic feet per second will be reduced to 9.40. There will be no connection to Sherwood Court and Mr. Hopkins proposed that the Planning Board make this a condition of the site plan approval to reassure the neighbors.

Chairman Niederpruem stated he had spoken with Mr. Johnson earlier today concerning the drainage plan and he had looked at an electronic file, but did not have a physical set of plans before him to approve. The Planning Board would like to have written approval submitted prior to the meeting and Chairman Niederpruem was in favor of tabling the approval until the next meeting.

Mr. Hopkins stated the VFW post is anxious to finalize the sale and the contingency offer expires the end of April. He asked that the Planning Board consider holding a special meeting before the end of the month to approve the project.

Mr. Mendola questioned the type of fence on the east side of the property and if the entire east side is being fenced. Mr. Wood indicated on the plan the location of the fence on the east side and stated they met with the neighbors and a board on board fence was requested rather than vinyl. The neighbors also requested landscaping where indicated on the plan. The dumpsters will be screened with a six foot fence and also have landscaping around them.

Chairman Niederpruem questioned the drainage easement on the property. Mr. Hopkins stated Ron Pfeil in the Engineering Department confirmed this is a town easement that is not used, so they will be requesting that the Town Board abandon the easement.

Mr. Rathmann suggested a raised sidewalk with curbing rather than just extending the driveway and stated he would like to see updated plans, noting that no additional parking is shown on the plan. He further commented that the number of trees had been reduced. Mr. Wood stated the number of trees on the west side were reduced because of the utilities and Mr. Rathmann suggested that those trees be put elsewhere on the site.

**SPR2018-01** (continued)

Bryan Young stated they met with the neighbors twice and the plan was developed with their input on the landscaping and fencing.

Sherwood Court residents commented on stormwater problems in the neighborhood and lack of visitor parking on the site plan. They were concerned that visitors may park on Sherwood Court and cut through their yards to access the development and suggested reducing the number of units to provide additional parking.

Mr. Wood stated five visitor spaces were added and each unit has a one car garage with one parking space in front of it. The driveway throughout the site is also 30' wide, which is wide enough to allow parking on one side and two lanes of traffic. The fencing will prevent anyone from cutting through from Sherwood Court.

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

Ayes: All

Noes: None

Motion Carried

Motion by Mendola, seconded by Rathmann, to table site plan approval for property located at 965 Center Road for 28 attached residential units with garages and call a special meeting when written engineering approval is received for the project.

Ayes: (5) Mr. Mendola, Mr. Rathmann, Mr. McCabe, Mr. Najm, Chairman Niederpruem

Abstentions: (1) Mrs. Bebak

Noes: None

Motion Carried

**NEW BUSINESS COMMUNICATIONS**

**2018-04**

A request from Michael Smith for a special permit for property located at 1471 Union Road, being part of Lot No. 192, changing its classification from C-2 to C-2(S), for sale of vehicles and utility trailers.

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 deed description and a survey indicating the proposed location for display of vehicles.

**2018-04** (continued)

Michael Smith stated he bought the property at 1471 Union Road in 1992 and has a special permit to operate Affordable Limousine at this location. The limousine business has changed since Uber came to WNY and he does not run a lot of vehicles from this location. He would like to expand the special permit and utilize the property to sell new, custom built utility trailers and one or two vehicles and needs a dealer license to do so. The tenant parking is adequate and the spaces indicated on the plan will be used for displaying the vehicles or trailers. He presented pictures of the trailers and stated they are brought up from Georgia and are specific to what the consumer wants, so they will not be stocked. Mr. Smith stated there will be no flags on the lot and only the year and price will be advertised on the vehicles. The business name will be added to the limousine sign and the lighting on the house and garage will not be changed. Mr. Smith presented a letter of approval from the neighbor behind the property.

Mr. Mendola commented that Union Road is a gateway to the town and they are trying to enhance the appearance. He questioned where the trailers will be displayed. Code Enforcement Officer Jeffrey Schieber suggested stipulating that the trailers be parked behind the building at the rear of the property.

Mr. Rathmann questioned where a trailer will be stored when it arrives and Mr. Smith stated it will probably go directly to the purchaser.

Mr. McCabe suggested limiting the special permit to three cars and/or trailers with two parked in the 10' wide x 40' deep area in front and one in the side parking area.

No comments were received from the public.

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

Ayes: All

Noes: None

Motion Carried

Motion by McCabe, seconded by Bebak, to recommend approval of a special permit for property located at 1471 Union Road, being part of Lot No. 192, changing its classification from C-2 to C-2(S), for sale of up to three vehicles and/or utility trailers, with two on display at the southwest corner of the site, set back 10' from the road on an area 10' wide x 40' deep, and one in the side parking area.

Ayes: All

Noes: None

Motion Carried

**2018-05**

A request from Mark Subject for a special permit for property located at 238 Lein Road, being part of Lot No. 283, changing its classification from M-1 to M-1(S), for outside storage of vehicles.

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 letter from the property owner, a deed description and a survey indicating the area for storage of vehicles.

Mark Subject stated he owns Online Auto Connection and occasionally needs extra room to store vehicles. The vehicles are brought in from Canada, are required to sit for 30 days due to customs and then go to auction. No repairs are done on site.

Mr. McCabe questioned the lighting and if the parking area is fenced. Mr. Subject stated lighting will remain the same and the parking area is fenced.

A Lein Road resident living next to the site confirmed there is a chain link fence on the south and west side of the parking lot. He had no objection to the proposal as long as there were no changes to the site (i.e. lighting, etc.).

Code Enforcement Officer Jeffrey Schieber noted that a demolition company was formerly located on the property and there was construction equipment stored on site.

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

Ayes: All

Noes: None

Motion Carried

Motion by Bebak, seconded by Mendola, to recommend approval of a special permit for property located at 238 Lein Road, being part of Lot No. 283, changing its classification from M-1 to M-1(S), for outside storage of vehicles as indicated on the survey, noting the area is 135' on the west, 90' on the south, 54' on the north and 24' on the remainder.

Ayes: All

Noes: None

Motion Carried

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

**WEST SENECA PLANNING BOARD**  
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**ADJOURNMENT**

Motion by Mendola, seconded by Rathmann, to adjourn the meeting at 8:00 P.M.

Ayes: All

Noes: None

Motion Carried

  
**JACQUELINE A FELSER**  
**TOWN CLERK/PLANNING BOARD**  
**SECRETARY**