

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

WEST SENECA PLANNING BOARD
Special Meeting
April 26, 2018

Vice Chairman Donald Mendola called the meeting to order at 3:30 P.M. followed by the Pledge of Allegiance led by James Rathmann.

ROLL CALL:

Present	-	Donald Mendola, Vice Chairman James Rathmann Dale J McCabe Brendon Najm Jeffrey Schieber, Code Enforcement Officer
Absent	-	Robert Niederpruem Jr., Chairman George Clifford Margaret Bebak John J Fenz, Town Attorney

Vice Chairman Mendola read the Fire Prevention Code instructing the public where to exit in case of a fire or other emergency.

OLD BUSINESS COMMUNICATIONS

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 McCabe, seconded by Rathmann, to open the public hearing.

Ayes: All

Noes: None

Motion Carried

Attorney Sean Hopkins of Hopkins Sorgi & Romanowski PLLC and Chris Wood of Carmina Wood Morris represented Brian Young of Young Development Inc. and stated a letter was received from Town Engineer David Johnson and all the technical comments have been satisfied. Based on discussions with the neighbors, Mr. Hopkins suggested the Planning Board impose a site plan condition prohibiting connection of the site to Sherwood Court. There was also concern from the neighbor at 34 Sherwood Court about snow being pushed to her property line. Mr. Wood designed the site so there are stormwater improvements along that property line to handle any water from snow plowing and snow from the driveways will be pushed in other directions.

Mr. Rathmann asked that the pedestrian sidewalk be extended to Center Road and either be curbed or a paving material different from the roadway be used. He further noted there should be ten visitor parking spaces and only five are shown and suggested striping the turnaround area for use as visitor parking. Mr. Wood stated some units have four parking spaces when only two are required, so there is additional visitor parking, but they had no problem striping the turnaround area for parking. Mr. Rathmann suggested moving trees from the west side to the east side and using a mix of trees so they are not all the same variety, staggering the trees on the back instead of planting them in a row and using 2" to 2½" caliper shade trees. Mr. Hopkins stated placement of the trees in the back are specific to what was requested by the neighbors, so they preferred to leave them as they are on the plan.

