

The meeting was called to order at 6:00 P.M. followed by the Pledge of Allegiance.

ROLL CALL:	Present	-	Margaret Bebak, Chairperson James Frick Timothy Hayes Christopher Holmes Dale J McCabe Eric Sailer Jeffrey Schieber, Code Enforcement Officer Chris Trapp, Town Attorney
	Absent	-	Joseph Sherman

DRAFT

APPROVAL OF PROOFS OF PUBLICATION

Motion by Bebak, second by Frick, to receive and file the proofs of publication and posting of legal notice.

Ayes: All

Noes: None

Motion Carried

APPROVAL OF MINUTES

Motion by Bebak, seconded by McCabe, to approve minutes 2023-02 of February 9, 2023.

Ayes: All

Noes: None

Motion Carried

OLD BUSINESS

SUBDIVISION REQUEST

A request from The Marrano/Marc Equity Corporation for 6- additional lots in the Greenspring Subdivision.

Anthony Pandolfi of Carmina Wood Design along with Dave DePaolo of Marrano/Marc Equity Corporation provided the following information:

- 6 – lot subdivision to be named Greenspring II directly south of subplot lot one of the previously approved Greenspring subdivision; this is a separate subdivision filed under a separate map cover.
- The crosswalk has been shifted to line up with crosswalk directly across the street.
- Submitted the fully engineered plans to the town; the Engineering Department issued an approval letter on March 7, 2023, with regards to storm water management and sanitary sewer extension.
- Awaiting approval on the sanitary sewer extension from the Health Department.

Code Enforcement Officer Jeffrey Schieber stated all subdivisions must be approved by the Erie County Health Department noting the previous subdivision was fully approved and no issues relative to approval are expected as this is a minor addition to the existing subdivision.

No comments were received from the public.

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

**WEST SENECA PLANNING BOARD
Minutes #2023-03
March 9, 2023**

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

Ayes: All

Noes: None

Motion Carried

Motion by Bebak, seconded by Hayes, to approve 6- additional lots in the Greenspring Subdivision under a new map cover.

Mr. McCabe requested an amendment to the motion to include the Planning Board approval be subject to the Erie County Health Department approval.

Motion by Bebak, seconded by Hayes, to amend the motion, to approve 6- additional lots in the Greenspring Subdivision under a new map cover subject to the Erie County Health Department approval.

Ayes: All

Noes: None

Motion Carried

SPR2022-013

A request from The Broadway Group, LLC for site plan approval for property located at 3030 and 3036 Seneca Street for redevelopment as a 10,640-sf, single tenant, free standing retail store with all related site improvements.

Tara Bennett of The Broadway Group provided the following information:

- A third access point onto Center Road was added to the revised plans noting Erie County did not have any objections in theory.
- The parking stall was moved away from the entrance but overall, the site layout is unchanged.
- Trees have been added to the Center Road side.
- Additional plantings have been added along Seneca Street to soften the look of the building as additional landscaping was not feasible.
- Sidewalk access was extended into the Center Road right-of-way.

Mr. Sailer stated the additional access point on Center Road has made a positive difference in the plans and acknowledged landscaping was challenging on Seneca Street side.

Chairperson Bebak requested a review of the elevations noting this is an entrance way to town. Ms. Bennett stated many nice finishes are proposed including a towered entrance. It has a corner store layout, so ease of access is possible for parking. Decorative parapets are utilized and mill work to dress up the building's appearance. The façade will be a brown engineered brick similar in color to the Dollar General store nearby with awnings and shutters with a similar look from both sides of the street.

Chairperson Bebak stated the windows are shuttered and questioned if the front would be glass. Ms. Bennet confirmed the front is glass.

Mr. Holmes questioned if a rendering of the Center Road side was available. Ms. Bennet provided a rendering on her computer for the Planning Board members.

No comments were received from the public.

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

**WEST SENECA PLANNING BOARD
Minutes #2023-03
March 9, 2023**

Motion by Frick, seconded by McCabe, to close the public hearing.

Ayes: All

Noes: None

Motion Carried

Motion by McCabe, seconded by Sailer, to grant site plan approval for property located at 3030 and 3036 Seneca Street for redevelopment as a 10,640-sf, single tenant, free standing retail store with all related site improvements.

Ayes: All

Noes: None

Motion Carried

ADJOURNMENT

Motion by Frick, seconded by Bebak, to adjourn the meeting at 6:13 P.M.

Ayes: All

Noes: None

Motion Carried

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