

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday December 9, 2015

Work Session 6:30 pm
Status of TEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 pm

Approval of Minutes

Item 1

Dave Smith Ford
Major Arterial

Requests Building Permit and Architectural
Approval of a building addition and façade update
at 4045 Transit Road.

Chairman Robert Sackett called the meeting to order at 7:00 p.m.

Councilman Robert Geiger led the pledge to the flag.

Planning Board Members present:

Chairman Robert Sackett
2nd Vice-Chairperson Wendy Salvati
Gregory Todaro
Jeffrey Buckley

Vice-Chairman Paul Shear
Richard Bigler
Steven Dale

Planning Board Member(s) absent: Timothy Pazda

Town Officials Present:

Director of Community Development James Callahan
Junior Planner Jonathan Bleuer
Councilman Robert Geiger
Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

Mark Pustulka
Dave Smith

Chairman Sackett noted that in the absence of Planning Board member Timothy Pazda, alternate Planning Board member Jeffrey Buckley will participate in all discussions and vote on the agenda item this evening.

Motion by Gregory Todaro, seconded by Wendy Salvati, to **approve** the minutes of the meeting held on November 16, 2015, as written, with a correction to the last sentence on page 116 to read, "...Mrs. Salvati is not comfortable to **sit here** on a project..."

Jeffrey Buckley	Aye	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Abstain
Wendy Salvati	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Chairman Sackett explained that Jim Callahan will provide the history on the agenda item, the applicant will have the opportunity to add any comments they wish. The Board will ask questions of the applicant. The people in the audience will be provided an opportunity to address the project. The Board will then deliberate and take action as they see fit.

Item 1

Dave Smith Ford
Major Arterial

Requests Building Permit and Architectural Approval of a building addition and façade update at 4045 Transit Road.

DISCUSSION:

Jim Callahan provided the history on the project noting that it is located at the southeast corner of Transit Road and Wehrle Drive. The applicant is an existing automotive sale and service operation. Per the Zoning Law the Planning Board has final review authority for building permits and architectural style. As this action involves a permitted commercial use of less than 4,000 square feet, it is identified as a Type II Action under State Environmental Quality Review Act (SEQRA) requiring no further environmental review.

Mark Pustulka of Kideney Architects is present representing Dave Smith Ford. Mr. Pustulka explained that in addition to the 1,365 square foot addition, they will be doing a total façade renovation along the Transit Road frontage. Ford has a service designer to the dealers in which they redesign the facades in a similar manner so the brand has a uniform appearance. This is a Ford design. The addition will have a metal clad exterior and a tower at the vestibule.

The power point presentation shows the elevation of the west side of the building, Chairman Sackett said relative to the addition what does the north side look like. Mr. Pustulka said the north side of the addition will be a series of windows, it is an addition to the showroom there will be couple offices and some support spaces. There will be a large glass façade exhibiting the showroom, estimated at 50% glass, the remainder of the facade would be CMU (concrete masonry unit) painting.

Mr. Todaro referred to the north side of the addition and asked if there will be a walkway designated for pedestrians. Mr. Pustulka said there is a walkway around the building, which shows a side entry into the showroom, it is depicted on the plan.

It is confirmed that there will be no changes to the existing parking.

ACTION:

Motion by Wendy Salvati, seconded by Richard Bigler, to **approve** the site plan and architectural style of the proposed addition/renovations to the Dave Smith Ford Dealership located at 4045 Transit Road as per the submitted drawings from Kideney Architects dated 11/12/15, subject to the following conditions:

1. Review and approval by the Town Building and Engineering Department on required building permits.
2. Foundation plantings along the showroom frontage visible from Transit Road.
3. Open Space and Recreation Fees.
4. The three (3) parking spaces located along Transit Road shall be designated for customer parking only and the applicant has the flexibility to add an additional two (2) parking spaces in the front of the building to be used for customer parking or for vehicle display.

ON THE QUESTION:

The applicant understands the conditions and agrees to them.

Mr. Shear referred to the addition and asked if cars will be displayed in the front of that area. Dave Smith said he wants to wait and see what space is available, right now there is not a pad to park anything there because it is customer parking. Mr. Pustulka said he thinks it was the intention of the Ford designers that a couple cars be placed in front of the showroom. Mr. Smith would prefer to use it for parking.

Mr. Dale asked if the three (3) cars that are shown on the plan parallel with Transit Road will be parked there. Mr. Smith said no.

Mr. Bleuer noted that signage is being handled through a separate application.

Mr. Shear referred to the three (3) cars parked close to the property line along Transit Road and asked for clarification on what that area will be used for. Mr. Smith said that is overflow parking; it is not for vehicle display. He went on to say that the two (2) vehicles shown on the plan parked in front of the addition are not display vehicles either.

Mrs. Salvati asked if the bump-out shown on the plan in front of the addition is a raised curb concrete walk area. The applicant replied yes it is. Mr. Shear said with the raised concrete area there it precludes parking.

Deputy Town Attorney Steve Bengart suggested the two (2) parking spots closest to the building be left to the applicant's discretion as to whether they are used for parking or display, and the other three (3) be considered customer parking only. Mr. Smith agreed to this suggestion as a condition of the approval. It is also suggested that the applicant use his discretion as to whether the cement be raised or not; the applicant indicated that if it is a walkway it would be raised.

Mrs. Salvati noted that the addition extends out further than the existing building, the applicant still needs to put in a walkway in front of that for the customers to get to the entrance, so that will limit the length that is there to put parking spaces in that area.

Condition #4 is added to the motion. Wendy Salvati and Richard Bigler both agreed to the addition of Condition #4.

Jeffrey Buckley	Aye	Steve Dale	Aye
Gregory Todaro	Aye	Richard Bigler	Aye
Wendy Salvati	Aye	Paul Shear	Aye
Robert Sackett	Aye		

MOTION CARRIED.

Meeting adjourned at 7:18 p.m.

Carolyn Delgato
Senior Clerk Typist