

PLANNING BOARD MINUTES

WORK SESSION 7:00 P.M.

January 29, 2003

Roll call Miscellaneous
Minutes Agenda items
Sign review Communications
Update on pending items

AGENDA 8:00 P.M.

- | | |
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| ITEM I
Swormville Fire Co.
Major Arterial | REQUESTS CONCEPT PLAN APPROVAL FOR
CONSTRUCTION OF A NEW FIRE HALL AT 6971
TRANSIT ROAD. |
| ITEM II
Harris Hill Fire Co.
Commercial/Agricultural | REQUESTS CONCEPT PLAN APPROVAL FOR
CONSTRUCTION OF A NEW FIRE HALL AT 8630
MAIN STREET. |
| ITEM III
Calamar Builders
Commercial | REQUESTS CONCEPT PLAN APPROVAL FOR
A 37,000 SQUARE FOOT MEDICAL OFFICE
BUILDING LOCATED AT 4725 TRANSIT ROAD. |
| ITEM IV
Robert McGee
Industrial | REQUESTS CONCEPT PLAN APPROVAL FOR THE
CONSTRUCTION OF 10,000 SQUARE FEET OF MINI
STORAGE UNITS AT EXISTING FACILITY AT 8555
ROLL ROAD. |
| ITEM V
Sunoco
Commercial | REQUESTS DEVELOPMENT PLAN APPROVAL FOR
CONSTRUCTION OF A 3200 SQUARE FOOT GAS
STATION/CONVENIENCE STORE AT 8000 MAIN ST. |
| ITEM VI
Lakeshore Savings Bank
Commercial | REQUESTS DEVELOPMENT PLAN APPROVAL FOR
CONSTRUCTION OF A 5500 SQUARE FOOT BANK
BRANCH AT 5741 TRANSIT ROAD. |

ATTENDING: Joseph Floss
Patricia Powers
Reas Graber
Frank Raquet
Christine Schneegold
Henry Bourg

INTERESTED
PERSONS: Jeffrey Grenzebach
Dan Michnik
Rebecca Bylewski
Councilman Bylewski
Douglas Klotzbach
Gary Daigler
Bob Shepard
Jeff Wilson
Robert McGee
Ken Franasiak
Don Swanson
Russ Porter
David Norton
Rich Lemaster

Swormville Fire Co.
Major Arterial

THE
CONSTRUCTION OF A NEW FIRE HALL AT 6971
TRANSIT ROAD.

DISCUSSION:

Jim Callahan gave a brief history of the project. The Town Board waived the requirement of open space fees. A variance was granted for the side yard setback by the Clarence Zoning Board of Appeals on January 14, 2003. The property is zoned major arterial, and is in conformance with the Master plan. Doug Klotbach of K2M Architects and Gary Daigler, Chairman of the Renovation Committee of the Swormville Fire Co. presented the project to the board. There is a 30 foot driveway easement on the north side of the property for accessibility around the building. They have increased the parking area, and designated spots for the firemen. The old building will be maintained until the new building is built. The exterior design of the building will blend in with the church, and what they hope the future buildings will look like in that area. The shelter that presently exists will stay in place. They hope to break ground this spring. They have met with the D.O.T. for several years regarding the future widening of Transit Road and set the building back far enough so they will not be affected. They will submit their landscaping plan within a few weeks. Jim Callahan said this project would be considered an unlisted action under SEQR review. The project site has previously been disturbed and the Planning Board may recommend action. The environmental assessment form and its site plan identifies no significant environmental impacts.

ACTION:

Motion by Patricia Powers, seconded by Reas Graber to recommend a negative declaration to the Town Board based on the information analysis in the environmental impact form.

ALL VOTING AYE. MOTION CARRIED.

Motion by Frank Raquet, seconded by Henry Bourg to recommend concept plan approval to the Town Board for this project. This will be sent to David Metzger for Fire Advisory.

ALL VOTING AYE. MOTION CARRIED.

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ITEM II

REQUESTS CONCEPT PLAN APPROVAL FOR

Harris Hill Fire Co.
Commercial/Agricultural

CONSTRUCTION OF A NEW FIRE HALL AT 8630
MAIN STREET.

DISCUSSION:

Joe Floss recused himself and turned the meeting over to Patricia Powers because the fire hall is a client of his. Jim Callahan gave a brief history of the project. The Town Board waived the open space fee requirements. The property is zoned Commercial in the front and Agricultural in the rear of the property. The future land use map identifies the area to remain in a commercial classification, and a community facility will be a compatible use in the Master plan 2015. This project is considered an unlisted action under SEQR, the project site has previously been disturbed, and the Planning Board may recommend action under the SEQR, the EAF and site plan identifies no significant environmental impact. Bob Shepard of Stieglitz Snyder Architects, and Jeff Wilson of the Harris Hill Fire Co represented the project. They are planning to build the new structure around the existing structure so it can be utilized during construction. There is a new driveway being proposed farther to the east. It is set back farther than the existing facility. It will be a 24,000 square foot one story building. They will have to re-locate the existing traffic signal. They are talking to the D.O.T. about this now, and they are preparing their response. The site is approximately 10 acres. The new fire hall will not have a banquet facility. Frank Raquet asked if they were going to retain the existing light, as well as installing a new blinking light for the new location of the fire company. Henry Bourg and Christine Schneegold both expressed concern for this area. Jeff Wilson explained that the new apparatus building will have rear access doors, so the fire equipment vehicles can pull in from the rear, and exit on to Main Street. The setback is over 100 feet, but Mr. Shepard wasn't sure of the exact measurement.

ACTION:

Motion by Frank Raquet, seconded by Henty Bourg to recommend a negative declaration to the Town Board for this project.

ALL VOTING AYE. MOTION CARRIED.

ACTION:

Motion by Frank Raquet, seconded by Christine

Schneegold to recommend concept plan approval for this project to the Town Board, and send this to Traffic Safety and to Dave Metzger for Fire Advisory.

ALL VOTING AYE. MOTION CARRIED.

ITEM III
Calamar Builders
Commercial

REQUESTS CONCEPT PLAN APPROVAL FOR A
37,000 SQUARE FOOT MEDICAL OFFICE BUILDING
LOCATED AT 4725 TRANSIT ROAD.

DISCUSSION:

Jim Callahan said 4725 Transit Road is actually on the east side of the access road for Eastern Hills Mall off Sheridan Drive. There were some concerns relating to parking and the preservation of the trees. The site plan was adjusted accordingly. The Municipal Review Committee recommended a negative declaration to the Town Board, and that was approved by the Town Board on December 18, 2002. The zoning is commercial, and is compatible to the master plan 2015. They have moved the detention pond, re-located the building, increased the green space, and they have agreed to work on a tree preservation plan. As well, they have moved the access road to a better position. The trees should be identified with barriers before construction begins. Ken Franasiak said they submitted a landscape plan in October. The trees will be flagged, and barriers will be put in place. The trees are important to them too. Pat Powers read the comments from Fire Advisory and they have requested the installation of a Knox box. They also suggested a sprinkler system for the building. Mr. Franasiak said he didn't know whether the building would have a sprinkler system. There are two access roads. The building material will be non-combustible, the building is all masonry. Pat asked if they intended to leave the trees that are adjacent to the home on Sheridan Drive. Yes, they do intend to landscape and keep the trees to buffer that property. Frank Raquet asked about the width of the roads. Mr. Franasiak said the access road is 66 feet and 24 feet from curb to curb, on the sides, and between the islands. Henry Bourg asked how many cars there will be going in and out of the access road. Mr. Franasiak said at this point he has no idea. A lot will depend on the turn over rate of

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the physicians who will lease the space. Jeff Grenzebach asked if there would be signage on Sheridan Drive. They

will market it, as Sheridan Drive - Eastern Hills Mall Access Road. Dan Michnick asked if they were going to make the access road any wider than it is at the present time. Who is responsible for maintaining this road? Jim Callahan AThe road is private and is the responsibility of the mall. Eastern Hills Corridor plan which is recommended in the master plan, and in a separate study, recommends that it become a Town road . In the design that we did, the road width would increase slightly.@

ACTION: Motion by Reas Graber, seconded by Patricia Powers to recommend concept plan approval to the Town Board .

On the Question? Frank Raquet asked when the trees will be tagged. It will be done prior to construction.

On the Question? Pat Powers informed the applicant that there will be an open space fee of fifteen cents per square foot, and that the signs are a separate issue. Signs are applied for at the Planning and Zoning office.

ALL VOTING AYE. MOTION CARRIED.

ITEM IV
Robert McGee
Industrial

REQUESTS CONCEPT PLAN APPROVAL FOR THE CONSTRUCTION OF 10,000 SQUARE FEET OF MINI STORAGE UNITS AT EXISTING FACILITY AT 8555 ROLL ROAD.

DISCUSSION: Jim Callahan gave a brief history of the project. It is in the Industrial zone, and conforms to the master plan. There is no significant environmental impact. They would like to construct two buildings, one building would be parallel with the rear of the property measuring 30' x 240'. The second building would be in front of this building and measure 25' x120'. The buildings are ten feet high. Pat Powers asked the applicant if he will be addressing the outdoor storage he has at the present time. The applicant said it will be very minimal, there will be little room left for outdoor storage. Pat asked about access to the facility. There are hours from 7 a.m. until 5 p.m. Monday through Friday. Saturdays are from 9 a.m. until 2 p.m. and they are closed on Sundays. Any other times are by appointment only. The units in the buildings are 10' x 30' and 10' x 25'. They are constructed of steel, the steel partitions that go

straight to the roof. Frank Raquet asked if there was any kind of early warning detection systems in these buildings.

Mr. McGee said there isn't any power in the buildings. Are there any fire wall breaks in the building? No, it is one continuous building. Do you have a contract with your clients and do you restrict what can be stored in the units? building? Yes, they do have a contract, and they check pretty well. In 1998 Mr. McGee came in for an addition, at that time on July 6, 1998 Fire Advisory had strongly suggested an early warning detection system and to locate the annunciator panel in an accessible position. That was not mandatory however, it was suggested. Chris Schneegold asked about the lack of power. Mr. McGee said there isn't any power, just dead storage. That way people can't plug in lights, work on cars, it is strictly lock and store. It is fenced in and gated and there are cameras for security. Henry asked what was restricted . They are not allowed to store any hazardous waste, no propane, gasoline in lawn mowers etc. The cameras are wired to the main building, which is 16 feet high. There is a chain link fence all around the facility. Joe Floss asked how much land Mr. McGee owns around the perimeter of the fence. Mr. McGee said there is 22 feet all around the outside of the fence to his property line. Joe would like to see some landscaping improvements to the south and to the west. He asked Mr. McGee if he would be adverse to having the landscape committee take a look at a planting - perhaps arborvitae on the outside of the fence? Mr. McGee didn't think anyone could see that far back, it is a pretty deep lot. You can see the motor homes and boats. In regards to lighting - Mr. McGee said he plans to put one large light in back, and it will be downcast so it doesn't pan out. There is barbed wire on top of the six foot chain link fence in the rear.

ACTION:

Motion by Patricia Powers, seconded by Henry Bourg to recommend a negative declaration to the Town Board for this project.

ALL VOTING AYE. MOTION CARRIED.

problem with providing you with concept plan approval tonight. I am going to ask my board to consider, a couple of things I consider important. I am going to ask for landscaping to soften up the look of the property. I would like another look at the landscaping plan, certainly the lighting baffles are of concern to me. If it is the pleasure of the board to move concept tonight, which is preliminary to get you going, I would ask that those be considered as part of the motion.

ACTION:

Motion by Frank Raquet to table this and send this on to Fire Advisory to get their comments, because he believes this is a fire hazard with no breaks , and to Traffic Safety. Pat Powers seconded the motion. Frank rescinded the part for Traffic Safety because they are not changing the access so traffic safety will have no comment. There was a 3-3 vote, and then a motion was made by Reas Graber.

Motion by Reas Graber, seconded by Henry Bourg to recommend concept plan approval to the Town Board with the following conditions:

1. Review by Fire Advisory.
2. Landscape review for reasonable additional landscaping.
3. Baffling of lighting.

Reas Graber	AYE
Christine Schnegold	AYE
Henry Bourg	AYE
Patricia Powers	AYE
Joseph Floss	AYE
Frank Raquet	NAY

MOTION CARRIED.

Frank Raquet said AI would just like to tell the applicant that if Fire Advisory does come back with some kind of a recommendation, that you should be aware that you may have to abide by it.®

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ITEM V
Sunoco
Commercial

REQUESTS DEVELOPMENT PLAN APPROVAL FOR
CONSTRUCTION OF A 3200 SQUARE FOOT GAS
STATION/CONVENIENCE STORE AT 800 MAIN ST.

DISCUSSION:

Jim Callahan gave a brief history of this project. It is located at the corner of Main Street and Transit Road. This project has received concept plan approval and a negative declaration. The project is here tonight for development plan review. It is zoned major arterial and conforms to the Master plan 2015, the proposed use is compatible with the zone. Don Swanson from Apex Consulting represented the project. Sunoco proposes to demolish the existing buildings including the Kentucky Fried Chicken building. They will be closing the two entrances closet to the corners, at the recommendation of the New York State Department of Transportation. They have included an area due north of the proposed canopy, for future consideration for a connecting drive to the parcel to the north if it is ever presented. They have also added some additional landscaping around the building for the landscape review committees comments. They have copies of a letter from the NYSDOT accepting their storm drainage entering their system. They also have an approval from the Erie County Water Authority regarding water service connection. They also have two correspondences from Erie County DEP regarding sanitary sewer connection which they have just about wrapped up. They are in the process of scheduling a video of the existing sanitary service from Kentucky Fried Chicken out to Transit Road. The D.O.T has told them there is no way they are going to cut that road open, it is brand new, so they are going to utilize the existing sanitary service for this project. Joe Floss read the conditions of the Town Engineer to the applicant. Reas Graber asked the height of the building, it is 24 feet and ten inches to the peak. Pat Powers asked what the building materials will be. It will be constructed of split faced block. Pat asked about the percentage of green space. At the present time it is at 5%, they are going to increase it to 16.1%. There are three fuel tanks, and they are all in compliance. Frank asked if they had documentation for that - yes they do. Frank asked if they were going to dispense diesel fuel. Mr. Swanson said he didn't think they were going to, it isn't on the plan. Henry Bourg asked if they had ever considered

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not allowing a left hand turn on to Main Street. That would be the jurisdiction of the D.O.T. Customers could use the side access to the mall and the signal on to Main Street. Councilman Bylewski said "The green space is 16.1%, our Town law specifies at least fifteen percent green space, and we are trying to push for twenty five percent as far as the

master plan. I would urge the Planning Board to consider that with whatever decision or motion .. I know it is tripling what they have now, but to consider increasing the green space, and if not to state your reasons why sixteen as opposed to twenty five. Joe Floss said AAt this point I think the project is ready for development plan approval, and I concur with Councilman Bylewski that we have to state the reasons why we accept sixteen percent green space versus what out pleasure would be in the future at twenty five percent. I think the tripling of the green space, the removal of the blight that is currently there, the fact that we are making it more pedestrian friendly, the access management is being addressed in regards to closing off the two entrances closest to the intersection. There are a lot of positives with the reconstruction. For the record, we do and we have been requesting - without any teeth to back it up - twenty five percent. We looked at that, and we discussed it a couple of times with the applicant in the past. Seeing as he is meeting the current ordinance having over 15 percent, I am stating for the record, why we are accepting that in lieu of twenty five. What is the pleasure of the board at this point?

On the Question?

Frank Raquet said AWould that green space also include the access area on the north that is going to be marked in for future access to the future?@ Mr. Swanson said it is included in the percentage. Joe Floss said while we requested it be drawn in, it is my understanding that the mall owners are not receptive to the idea, because they might have out buildings there. With that removed would you have the correct percentage? Mr. Swanson said he didn't know, it would be very close. Joe Floss said you may have to come back for a variance in the event that you want to make that area blacktop in the future.

ACTION:

Motion by Henry Bourg, seconded by Reas Graber to recommend development plan approval to the Town Board.

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On the Question?

Patricia Powers told the applicant this project is subject to an open space of fifteen cents per square foot, and that signage is a separate issue and will require a sign permit.

ALL VOTING AYE. MOTION CARRIED.

ITEM VI

REQUESTS DEVELOPMENT PLAN APPROVAL FOR

Lakeshore Savings Bank
Commercial

CONSTRUCTION OF A 5500 SQUARE FOOT BANK
BRANCH AT 5741 TRANSIT ROAD.

DISCUSSION:

Jim Callahan gave a brief history of the project. This project received a negative declaration from the Town Board on November 6, 2002. On November 12, 2002 the Zoning Board of Appeals granted a setback variance from Highland Farms Drive to support the design. The property is zoned Major Arterial, so the land use is in conformance with the Master plan. David Norton of Harrington Sandberg Engineering represented the project. They are asking for final site plan approval. They have worked well with the neighbors to provide buffers to make this a satisfactory project. Frank Raquet asked about the deed restriction on the rear property - the most eastern 75 feet of the property will not be able to be built on even if the property changes hands. That will be signed and sent to the Planning / Zoning office for the file. The dumpster has been eliminated from the plan, they have determined it will not be necessary. Mr. LeMaster thanked the Board for helping make this a good project. Joe Floss thanked the neighbors for their demeanor and helping make this a better project.

ACTION:

Motion by Frank Raquet, seconded by Christine Schneegold to recommend development plan approval to the Town Board with the following conditions:

1. The conditions of the Town Engineer.
2. Agreement is signed between Lakeshore Savings and the Town of Clarence before the certificate of occupancy is issued.
3. Subject to open space fees.

ALL VOTING AYE. MOTION CARRIED

Meeting adjourned at 10:40 p.m.
Joseph Floss, Chairman