

PLANNING BOARD MEETING

MINUTES: APRIL 10, 2023

MEMBERS PRESENT: Bruno, Greco, Lare, Starzynski, Stessing, Worrall
Alternate members: Bowman, Stockinger

MEMBERS ABSENT: Duchscherer

OTHERS PRESENT: Councilman Marston, Town Engineer Bob Westfall, Code Enforcement Officer Kasey Morgan and Those Listed Herein.

Chairman Bruno opened the meeting at 7:00 P.M.

In the absence of Mr. Duchscherer, Mr. Bowman will be a voting member at this meeting.

MINUTES: Planning Board Meeting – March 13, 2023

It was moved by Bowman – Worrall to **APPROVE** the minutes with the following correction:

Page 2 – Add to the last sentence – “No” vote is based on the fact that the Planning Board wanted to include all the R-1 Districts.

Roll Call: Ayes – Bowman, Worrall, Bruno, Greco, Lare, Starzynski, Stessing
Noes – None
Carried

VOUCHER: Arlene Ehde, Recording Secretary - \$118.70

It was moved by Stessing – Starzynski to **APPROVE** the voucher for payment.

Roll Call: Ayes – Stessing, Starzynski, Bowman, Bruno, Greco, Lare, Worrall
Noes – None
Carried

REFERRALS

1. FROM: Town Board

RE: KELLI SWAGEL, 2488A GRAND ISLAND BOULEVARD
SPECIAL USE PERMIT – OPERATE A DOG TRAINING AND BOARDING CENTER IN AN EXISTING
PLAZA IN THE NBD (NORTH BUSINESS DISTRICT)

Kelli Swagel appeared requesting approval of a Special Use Permit to operate a dog training and boarding center in an existing plaza in the NBD at 2488A Grand Island Blvd.

She explained that she is a dog trainer and would like to offer dog training and boarding services. She has an agreement with the City of Tonawanda to shelter stray dogs. As a municipal shelter, she has New York State Laws to abide by. Her dog training and boarding will correspond with the groomer next door to her. Dog training is no longer available with the groomer.

She has updated the fencing and inside the building as well. There are no changes outside the building. She will use 300 s.f. behind the groomer and an area in back of the building. There is an existing dumpster.

The name of the business is, The Pit Chic.

It was moved by Stessing – Starzynski to recommend **APPROVAL** of the Special Use Permit to operate a dog training and boarding center at 2488A Grand Island Blvd.

Roll Call: Ayes – Stessing, Starzynski, Bowman, Bruno, Greco, Lare, Worrall
Noes – None
Carried

2. FROM: Town Engineer/Code Enforcement Officer
RE: JOSEPHINE CIFFA – 1966 WHITEHAVEN ROAD
SITE PLAN APPROVAL – CREATION/EXPANSION OF A PARKING LOT

Josephine and Vince Ciffa appeared requesting Site Plan Approval for the creation/expansion of a parking lot at 1966 Whitehaven Rd.

Mrs. Ciffa stated that they are proposing 4 parking spaces. They will not be any closer to the road than the porch. Spaces will be 9’x19’ according to Code. In Mr. Morgan’s comments, dated April 4, 2023, he wrote, “The existing front yard setback is about 25 ft., which is less than the 100 ft. special setback from the center line of Whitehaven Rd. The house is legal non-conforming. The first parking space meets this special setback requirement.”

There was a discussion on the driveway. Mr. Westfall’s comments in his memo, dated March 29, 2023, are, “Should the project consider the use of the multiple driveways on different lots, each not meeting the requirements for 2-way travel, signage should be provided restricting direction of travel.

If shared parking/access is to be considered, a legal agreement must be prepared and filed as a deed restriction as well as an evaluation of the parking provided.”

If the driveway is widened to 20’, the County would have to approve the curb cut.

The drawing also needs to show provisions for lighting, signs and garbage.

It was moved by Starzynski – Stessing to **TABLE** as this Board needs more clarity with the drawing. Applicants were provided with comments from Mr. Westfall and Mr. Morgan.

Roll Call: Ayes – Starzynski, Stessing, Bowman, Bruno, Greco, Lare, Worrall
Noes – None
Carried

3. FROM: Code Enforcement Officer
RE: PINNACLE ISLAND LLC -2620 GRAND ISLAND BOULEVARD
SITE PLAN APPROVAL – ADDITIONAL PARKING SPACES

A representative of Pinnacle Island LLC appeared requesting approval of a Site Plan for

additional parking spaces at 2620 Grand Island Blvd.

They are proposing a total of four parking spaces in front of the building. They will be lined up with the property next door and will not look awkward on Grand Island Blvd. They are well behind the setback line. They will add landscaping.

It was moved by Stessing – Starzynski to recommend the Site Plan be **APPROVED** providing they include landscaping.

Roll Call: Ayes – Stessing, Starzynski, Bowman, Bruno, Greco, Lare, Worrall
Noes – None
Carried

4. FROM: Town Engineer

RE: JOSH SOTO – BEDELL ROAD – 23.00-3-4.211
SITE PLAN APPROVAL – PROPOSED MINI-SELF STORAGE FACILITY

Robin Cierniak appeared representing Josh Soto requesting Site Plan Approval for a proposed mini-self storage facility on Bedell Rd., SBL #23.00-3-4.211.

Ms. Cierniak stated that this property is adjacent to another self-storage facility. This is a 43 acre parcel. The front 7 acres will be utilized.

She presented a plan that was different than the plan the Planning Board received with the agenda. They have reworked the site to bring RV storage on the site.

There will be 3 self- storage buildings, 2 commercial storage buildings. The driveway has been moved to the west with two-way traffic to allow traffic to pull in and out. Storm water will discharge to the ditch in the rear. Storm water pond will alleviate water problem in the area.

There is more room between the asphalt area and the fence line. Asphalt is shown in front of the 32,000 s.f. of the commercial storage area with approximately sixteen bays. There are no parking spaces shown in front of the commercial storage. There will be no offices, bathrooms or water. Cold storage only. Electricity for lighting.

Exterior will be metal clad. Once they have a contract, they will have renderings of the buildings. There will be lights on the buildings. There should be site lighting for safety and security.

This will be a 2 phase project. However, they are presenting a full plan at this time so the plan will be grandfathered in, as the DEC is changing construction permitting.

A few of the items the plan does not show is the height of the buildings, lighting, loading space, garbage containment, and handicapped parking.

It was moved by Bruno – Bowman to **TABLE** as there is not enough information at this time.

Roll Call: Ayes – Bruno, Bowman, Greco, Lare, Starzynski, Stessing, Worrall
Noes – None
Carried

5. FROM: Town Board
RE: TOWN OF GRAND ISLAND DESIGN AND PERFORMANCE STANDARDS

Jenn Pusatier, a member of the Town of Grand Island Comprehensive Plan Review Board appeared. Ms. Pusatier and Chairman Bruno explained how the Comprehensive Plan Review Board came to some of their conclusions in the Design and Performance Standards and answered questions of this Board. One of their objectives is to get all information from other Boards to the Planning Board before they make their decision.

Planning Board comments:

- The Introduction should be one paragraph. As it is written, it opens it up to interpretation.
- More verbiage around mixed use.
- The first sentence on Page 2 is good.
- Page 2, PROCEDURE: 2. a. Add, open public meeting.
- Page 2, PROCEDURE: 2. and 3. Potentially a time over-lap.
- When the Planning Board is reviewing a site plan, a representative should be available at the Planning Board Meeting.
- Items should be more than a Standard, it should be codified.
- Curbs or bollards in front of buildings or around seating areas should be addressed.
- This Board should have all the information from all the Advisory Boards before a recommendation is made.

COMMUNICATIONS – OTHER OFFICIALS

1. FROM: Town Board
RE: MINUTES – February 6, March 6, 2023
Received and filed.
2. FROM: Board of Architectural Review
RE: MINUTES – February 21, 2023
Received and filed.
3. FROM: Zoning Board of Appeals
RE: MINUTES – March 2, 2023
Received and filed.

4. FROM: Chairman Bruno
RE: REPORT ON TOGI COMPREHENSIVE PLAN REVIEW BOARD (LRPC)
They are trying to finish the PDD. They will be working on residential design standards.

COMMUNICATIONS

None

UNFINISHED BUSINESS

1. FROM: Town Engineer
RE: LONG ROAD DISTRIBUTION FACILITY – 2780 LONG ROAD
REVISED SITE PLAN – SBL #23.00-1-50 & 23.00-1-26.1
(Originally Tabled 12/14/20)
To remain TABLED.
2. FROM: Zoning Inspector
RE: GOLFSIDE DEVELOPMENT – WHITEHAVEN ROAD – SBL #38.11-2-6.11
RECLASSIFICATION (REZONE)/DEVELOPMENT CONCEPT PLAN

Sean Hopkins, Esq., and Richard Haight, P.E., Invictus Civil Engineering, P.C. appeared requesting 51.07 acres of R-2 zoning be rezoned to PDD and 14.44 B-1 zoning be rezoned to PDD.

Mr. Hopkins explained the following regarding the updated Development Concept Plan:

- The number of townhomes, 2 story, 4 unit buildings have been reduced from 62 to 54.
- They increased building setback between the majority of the buildings from 30' to 45'.
- The rear yards of the buildings adjacent to the East River Road properties has been increased to 60'
- Setbacks from the back of the western townhome buildings to the eastern rear property line of the single-family homes has been increased from 30' to 45'.
- Setbacks of the townhomes to the rear lots on East River Road, going west to east, goes from 245' to 142.83'.
- Permanent open space has increased from 22.72 acres (34.7%) to 23.33 acres (35.6% of the site). 40% more than required by the PDD.
- Length of the private roadway reduced to 5,131 L.F. from 5,222 L.F.
- Setback from eastern apartment buildings to the east property line has been increased to provide a 60' setback from the proposed future roadway adjacent to the B-1 zoned property. 98' from the east property line. The multi-family units have been moved back further from the property line.
- There are wider areas into the permanent open space.
- There is approximately 1 mile of recreational trails. Surface to be decided.
- There are sidewalks around the single-family homes.
- Sidewalks on Whitehaven Rd. for the limits of the property.
- There are no sidewalks in the townhome portion of the plan.

4/10/23

- The Public Hearing was postponed until the Planning Board makes a decision.
- After rezoning approval, they will return with a Detailed Plan drawing.
- This project will be built in numerous phases, based on market conditions.
- Storm Water Management System will comply with DEC and standards of the Town.
- Townhomes behind East River Rd. properties will be 2 stories. They could have a walk-out basement. This is to be determined.
- The 80'x40' townhome buildings will have 4 "for sale" units, each with a single car garage, parking in front of the garage and a man door. There will be an area for visitor parking.
- In the currently zoned B-1 section, there will be 3-2 story mixed use buildings. 4,150 s.f. first floor commercial and 3 apartments above. There could be more mixed-use space if there is a need.
- The 6-12 unit buildings and 6-8 unit buildings are rentals. Everything else is "for sale".
- The patio homes backing up to Timberlink Dr. will have 1,800 s.f. to 2,400-2,600 s.f. One floor living space with the option for a loft area.

Based on the Development Concept Plan, dated March 27, 2023, it was moved by Stessing – Bowman to recommend **APPROVAL** of the rezoning to PDD for this location.

Roll Call: Ayes – Stessing, Bowman, Greco, Lare
Noes – Bruno, Starzynski, Worrall
Carried

A motion was made by Bowman – Greco to ADJOURN at 8:35 P.M.

Roll Call: Ayes – Bowman, Greco, Bruno, Lare, Starzynski, Stessing, Worrall
Noes – None
Carried

Respectfully submitted,

Arlene Ehde
Recording Secretary