

TOWN OF NIAGARA

COUNTY OF NIAGARA, STATE OF NEW YORK
NIAGARA FALLS, N.Y.

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TOWN OF NIAGARA PLANNING BOARD MEETING MINUTES

July 5, 2023

(Approved at the August 1, 2023 Planning Board Meeting)

6:30 pm

Meeting held at the Town Hall

BOARD MEMBERS PRESENT:

Barbara Hathaway/Chairman
Dennis Collins
Mike Murawski
John Polka
Eugene Pucci

BOARD MEMBERS EXCUSED:

IN ATTENDANCE:

Sean Ferry
Jarret Johnston
Gerald Hathaway
Mike Risman
Gerald Hathaway

The meeting was called to order at 6:30 pm.

I. PRESENTATIONS:

Presentation #1- Joe Ceconi's Chrysler Service Center (Mike Jensen, Owner/Applicant) represented by Advanced Design Group, Kristin Savard, PE, Jarret Johnston, EIT, Sean Ferry, EIT

Project Location: 2429 Military Road

Preliminary Site Plan Review

Town of Niagara

Tax Map #-145.16-2-29

Kristen Savard, PE, Jarret Johnston, EIT, and Sean Ferry, EIT, from Advanced Design Group are requesting a Preliminary Site Plan Review for the property owner, Mike Jensen, Owner/Applicant of Joe Ceconi's Chrysler for the remodeling of the existing facility for a vehicle service center. The proposed project includes maintaining the existing building footprint while adding an additional parking area to the East. The property is located on the East side of Military Road between 4th Avenue and Recovery Road.

Tax Map Number: #-145.16-2-29

Mrs. Hathaway asked Mr. Johnston if he received memos from Mr. Haseley and he said he only received the Water and Sewer comments from June 26, 2023. Mrs. Hathaway read the June 30th memo from Mr. Haseley. Mr. Polka gave Mr. Johnston a copy. Mr. Johnston said they would address all the comments.

Mr. Johnston said the only change to the preliminary site plan from last month's presentation is they will no longer have a loading dock on the south side due to cost. He said there would also be four 18-inch culverts put into the 12-foot wide ditch with a gravel stone base on top. This will be located on the east side of the building where the turnaround is. He said there is a service bay on that side and cars will get in and out from that turnaround area.

Mr. Johnston said a dumpster would be on the northwest corner in the back where it will not be as visible. Mrs. Hathaway and Mr. Polka stated there should be an enclosure around the dumpster.

Mr. Johnston said a sanitary line needs to be installed with a water separator coming out of the south side of the building. This line will pick up the floor, trench and bathroom drainage inside the building and will connect to the existing storm line on the west side. Mr. Johnston said they are currently working with lawyers and the adjacent property owner on getting easement access to that line to install a manhole there. Currently, there is an access easement on the north side where the sanitary line comes into the building. It does not work due to elevation over the trench drains and everything else within the building. They will have to put in elevation drops and a pump.

Mr. Polka asked for clarification about the property lines and Mr. Johnston said they do not own the property to the guardrail. Mr. Polka asked about the egress to parking spaces if it is not on their property. Mr. Johnston said there is a shared blanket easement across the property because of all the shared parking lots. Mr. Polka said that information needs to be on the plans.

Mrs. Hathaway asked about Mr. Haseley's comments regarding having two lots on the property and only one being shown. Mr. Polka said Mr. Haseley is referring to the green shaded area on the plans that does not show it is a separate parcel. He said there should be a request to combine the properties. Mr. Polka showed the tax map that Mr. Haseley is referring to and it is shown as a separate parcel on the tax maps. Mr. Johnston said they would have to look at that because he thought the property maps online are different and could be wrong. Mr. Johnston said he will double check the survey and confirm on this.

Mrs. Hathaway asked about the electric on poles and said some look newer than others. Mr. Johnston said he is not sure if they will be doing anything more with that.

Mr. Pucci asked if there would be paving from Fourth Street all the way up to building. Mr. Johnston said the whole thing is currently paved. He said they might do a seal coat on it.

Mrs. Hathaway asked if there would be more security lights. Mr. Johnston said they will go with what is existing, but might drop wall pack lights on the entrances.

Mr. Polka asked if the intent is to park more inventory on the parcel. Mr. Johnston said there would be vehicles parked like there is currently. He said the project would be a parts and service center, a staging area for the new vehicles and a parts warehouse.

The Planning Board discussed tabling this presentation request until the applicant has had the opportunity to look over the memo from Mr. Haseley.

No further comments.

Mr. Polka made a motion recommending tabling the requested preliminary site plan action upon the applicant reviewing the June 30, 2023 memo issued from Mr. Haseley.

Mr. Murawski seconded the motion.

**ROLL CALL: YES- (5) Mr. Collins, Mr. Murawski, Mr. Polka, Mr. Pucci, Mrs. Hathaway
NO- (0)
ABSTAIN (0)**

MOTION CARRIES

Presentation #2 –Niagara Storage, LLC represented by Advanced Design Group, Kristen Savard, PE, Jarret Johnston, EIT, Sean Ferry, EIT

Project Location: 2540 Military Road, Niagara Falls

Town of Niagara

**Sketch Plan Review
Tax Map# 145.15-1-6.1**

Kristen Savard, PE, Jarret Johnston, EIT, and Sean Ferry, EIT, from Advanced Design Group are requesting a Sketch Plan Review for the property owner of Niagara Storage, LLC. They are requesting the construction of a Multi-Story Storage Facility at 2540 Military Road located on the west side of Military Road between Packard Road and Recovery Road.

Tax Map Number:145.15-1-6.1

Mr. Johnston said the current property owner is the same person that owned Kmart, and owns the Life Storage on the parcel, and the other parcel that Starbucks will be on. The Niagara Storage will be next to OTB on the south side. There were four parcels originally.

Mr. Pucci commented that the Life Storage building now does not look like a garage with garage doors like other storage buildings. He said without the sign you would not know what the building is. Mr. Johnston said Niagara Storage would have that same concept. It will be a temperature controlled, multi-floor two story building with a center lane going through it. The units are inside with sheet metal walls, garage doors, and 10 by 10 cubes. A car can pull in to unload.

Mrs. Hathaway would like more greenery around this building to enhance it and not to have it look like a storage building. Mr. Johnston's plan would be to have it look identical to what is there at Life Storage. He said a landscaping plan would be included on the site plan.

Mr. Polka asked for confirmation that no zoning variances are required and they meet existing zoning. Mr. Johnston said yes.

Mr. Polka asked if Mr. Johnston received the June 18, 2023 memo from the Building Inspector's Office. Mr. Johnston said he did not get it. Mr. Polka gave him a copy.

Mr. Polka wanted Mr. Johnston to note the easement reference for the sewer line in the front. He said it is not on any of the proposed storage unit plans. Mr. Johnston said he would make sure it is on.

Mr. Polka mentioned the problem he has with the entire project is the planning for the entire parcel is being flown under the radar screen. He said now that they are seeing the last parcel he personally will not accept anything unless he sees what the plans are for the egress and entrance off of Military Road. Mrs. Hathaway agreed. He said there is nothing there and there is a gap. He said when you look at the limits of the Starbucks property there is 50-feet not used for anything. Starbucks does not go all the way over to that entrance. There is no depiction of what is going to happen, no island, no signage, no landscaping and that needs to be included on the site plan.

Mr. Polka questioned Mr. Risman on whether a SEQR should be included in a sketch plan and Mr. Risman said no. Mr. Johnston said they did not submit a SEQR with the sketch plan.

No further comments.

Mr. Polka made a motion recommending approval of the sketch plans subject to the applicant reviewing all of the communications sent to their office concerning the Building Inspection Department as well as the Town engineers and department heads. Special emphasis with regards to landscaping, and the requirement to show the end result of the egress to the property off of Military Road between Starbucks and this project is needed. The Planning Board would like to see what the end state of what that entrance is going to look like as part of this application.

Mr. Murawski seconded the motion.

ROLL CALL:

YES- (5) Mr. Collins, Mr. Murawski, Mr. Polka, Mr. Pucci, Mrs. Hathaway

NO- (0)

ABSTAIN (0)

MOTION CARRIES

Mr. Murawski made a motion recommending the approval of the June 6, 2023 Planning Board minutes.

Mr. Pucci seconded the motion.

ROLL CALL:

YES- (5) Mr. Collins, Mr. Murawski, Mr. Polka, Mr. Pucci, Mrs. Hathaway

NO- (0)

ABSTAIN (0)

MOTION CARRIES

Mr. Murawski made a motion to adjourn the meeting at 7:16 pm.

Mr. Pucci seconded the motion.

ROLL CALL:

YES- (5) Mr. Collins, Mr. Murawski, Mr. Polka, Mr. Pucci, Mrs. Hathaway

NO- (0)

ABSTAIN (0)

MOTION CARRIES

NEXT MEETING: The next Planning Board meeting will be on Tuesday, August 1, 2023 at 6:30 pm.

Respectfully submitted,

Kimberly Meisenburg
Planning Board Secretary