

8. Tonawanda POWER Project/Huntley study – UBRI – Status

9. Bikeways

- Complete Streets Policy – discussion

10. Tonawanda Opportunity Area Planning Study/BOA – status

11. Military/Ontario industrial area study

12. Planning Board Parking Waiver authority – discussion

Approval of Minutes, June 7, 2017

Mr. Morris moved that the minutes of the Planning Board meeting 6/7/17 be approved as typed and presented.

Seconded by Mr. Frandina

Carried Five (5) Ayes and No (0) Nays

Town Board and Zoning Board of Appeals Actions

None pending that require Planning Board action.

Performance Standard Permit Modifications

**J.W. Danforth – 300 Colvin Woods Pkwy., – (Formerly 2122 Colvin Boulevard)
1,700 sq. ft . building addition, parking expansion – amendment**

At the June 7, 2017 meeting the Board voted to amend the Performance Standards Use Permit dated May 20, 2002.

The Chairman advised the Board that the Town legal department made the determination that the Planning Board must make a recommendation to the Town Board to amend the Performance Standards Use Permit.

Therefore the Planning Board will restate a motion and make a recommendation to the Town Board.

RESOLUTION

Mr. Morris moved that the Planning Board does hereby recommend APPROVAL to AMEND the existing PERFORMANCE STANDARDS USE PERMIT for J.W. Danforth at 300 Colvin Woods Pkwy., (formerly 2122 Colvin Blvd) for a 1,700 sq. ft. building and parking addition in a “PS – Performance Standards Zoning District” with the following conditions:

1. Review and sign off by the Town Water & Sewer Department regarding the excavation and construction within the sewer easement crossing the property.
2. Installation of fencing and landscaping as shown in the site plan drawings 5/25/17.

All other conditions of the original Performance Standards Use Permit of May 20, 2002 (attached as Exhibit A) except for items 1 and 7, dealing with landscaping, remain in effect.

Exhibit A

1. Construction shall be in accord with site plan drawings dated March 30, 2002, eight sheets and Landscape Plan dated April 5, 2002 except as noted below
2. Satisfy all Technical Support Department requirements regarding drainage.
3. Notify NYSDEC before proceeding with any excavation or construction within 30 feet of the west face of the existing Greif Brothers building.
4. Provide a copy of the response to NYSDOT letter regarding the traffic study dated April 2, 2002 to the Town Police Department, Lt. Peck no later than April 29, 2002.
5. At any time as the site is being developed, the property owner will conduct a traffic study at the request of the Town Board. If the Town Board in conjunction with Erie County determines that traffic signalization is necessary, the owner will provide it at no cost to the Town.
6. Coordinate interfaces between the development and the Town utilities with the Water Resources Department.
7. Plantings shall be placed adjacent to the south property line to fill any open spaces not screened by the remaining existing trees. Plants shall be evergreens spaced not greater than five feet apart to provide a continuous screen of the property.
8. Exterior lighting shall be shielded to point directly downward.
9. Any future proposed changes to the property, such as alteration of the driveway from Colvin Blvd., shall be treated as proposed modifications to the PS Use Permit and submitted to the Planning Board and Building Department for review and recommendations.

Seconded by Mr. Rountree

Carried Five (5) Ayes and No (0) Nays

Site Plan Review

465 Kenmore Ave. – EZ Loan, retail to professional office

At the June 7, 2017 Planning Board meeting the Board members held a discussion with the applicants regarding the site plan application for a 7,435 sq. ft. professional office located at 465 Kenmore Avenue.

The Board tabled further discussion pending a revised site plan.

A revised plan was submitted. The revised drawings however, did not show all the changes requested and the applicants did not attend the meeting.

Mr. Morris moved to table further discussion until a representative is available.

Seconded by Mr. Frandina

Carried Five (5) Ayes and No (0) Nays

Site Plan Review

3494 Delaware Ave. – Citizens Bank, restaurant to professional office

Applicant: Matt Silva – Bisbano & Assoc.

Paul Gagle – Project Manager

At the June 7, 2017 Planning Board meeting the Board members held a discussion with the applicants regarding the site plan application for a 4,517 sq. ft. professional office located at 3494 Delaware Ave.

The Board tabled their decision pending a revised site plan.

A revised site plan was submitted.

The Chairman noted that the drawings need to be modified to show an entrance and exit on Delaware Avenue and an entrance only on Hampton Pkwy.

The applicant stated that a dumpster will be installed and shielded with either fencing or landscaping and the adjacent residential neighbors are satisfied with the proposed stockade fence.

MOTION: Approve the Site Plan Application of Bruce Bisbano for a 4,517 sq. ft. professional office located at 3494 Delaware Avenue with the conditions noted below and Authorize the Chairman to Execute any Necessary Documents in Connection Therewith.

WHEREAS, Bruce Bisbano has applied to the Town of Tonawanda Planning Board for Site Plan review for 3494 Delaware Avenue; and

WHEREAS, the Planning Board on July 5, 2107 held a public hearing on the Site Plan application; and

WHEREAS, the Planning Board reviewed the plans and specifications for the proposed project; and

WHEREAS, the Site Plan was referred to the Town’s various review agencies for comments; and

WHEREAS, the Planning Board made its findings in accordance with §27-11B (4) of the Town Code; and

BE IT FURTHER RESOLVED, that the Planning Board, in accordance with §27-10 of the Town Code, hereby **Approves** said Site Plan dated 7/19/17 with the following conditions:


- Replace the damaged sidewalks on Hampton Pkwy.
- Create an entrance and exit on Delaware Ave.
- Remove the exit onto Hampton Pkwy.
- Stripe perpendicular parking spaces. (90 degrees)
- Install a dumpster.
- Install a six foot privacy fence along the residential property line tapered to meet the zoning code for fencing.
- Allow a fifteen foot buffer on the west side of the property.
- Plant trees along the fence line and along the street edge.
- Convert non-parking spaces to green space.

BE IT FURTHER RESOLVED, that the Planning Board shall file said determination with the Town Clerk pursuant to §27-11B(7); and

BE IT FURTHER RESOLVED, that the Planning Board Chairman is authorized to execute any necessary documents in connection with this determination.

RESULT:	ADOPTED (UNANIMOUS)
MOVER:	Robert Morris
SECONDER:	Fred Kubus
AYES:	Kenneth Swanekamp, Joseph Frandina Mark Rountree

I do certify that I have compared the foregoing with the original minutes of the regular meeting of the Planning Board held on, July 5, 2017 and that the foregoing is a true and correct transcript from said original minutes and the whole thereof, and that the resolutions duly adopted by said Planning Board are on file in the Town Clerk's Office.



Kenneth J. Swanekamp
Chairman
Town of Tonawanda, NY

Preliminary Site Plan Review

3445 River Road – Sumitomo 71,000 sq. ft. addition and parking

At the June 7, 2017 Planning Board meeting the Board members held a discussion with the applicants regarding the site plan application for a 71,000 sq. ft. two-story building addition located at 3445 River Road.

The Board tabled their decision pending SEQR review. Final site plan review will be held at the August 2, 2017 meeting.

Preliminary Site Plan Review

4100 River Road – Collins Marine Boat Storage Facility

Representative: John Bataglia – Engineer – EnSol Inc.

Owner: Robert M. Copelin

The Board members held a discussion with the applicants regarding the site plan application for the proposed construction of a 37,500 sq. ft. (75' x 500') storage building located at 4100 River Road.

The following needs to be provided for site plan review:

- NYSDEC documentation approving the project.
- PRP project approval documentation
- Review of easement documentation by the Town legal department.
- Erie County Parks Dept. easement for accessing River Road crossing the River Walk and the County owned, former canal property.

- Exterior color of the structure
- Photometric lighting plan
- Stamped survey

Upon receipt of the information requested the applicant will be invited to the next Planning Board meeting.

**Wind Energy Conversion system - Article XXVI – Revision to Code
Telecommunications Towers – Article XXIV – Revision to Code
Update**

The Chairman asked the Board members to forward any final comments on the draft revisions. The Board will make a recommendation for Town Board approval at the August 2, 2017 meeting.

Tonawanda POWER Project/Huntley study – UBRI – Status

James Hartz distributed the final report of the Tonawanda Tomorrow Initiative plan. Several meetings have been scheduled to determine where the focus should be moving forward.

**Bikeways
Complete Streets Policy**

On August 22 – 24, 2017 a temporary mini roundabout and bike lanes will be installed at Decatur Road and Parker Blvd.

Tonawanda Opportunity Area Planning Study/BOA – status

A public information meeting will be held in the Philips Sheridan Community room to review the planning status. July 13, 2017. The consultant, Labella PC and their team have completed the analysis of the proposed BOA to include the economic analysis and market study to see what type of development may be suited for the area. They have assembled the area into 5 strategic areas which included Phase 1 Environmental Site Assessments covering parcels within the strategic areas, developed redevelopment concept plans for 2 of the strategic areas, conducted a developers forum and tour of the sites and have prepared cost estimates and concept plans for a proposed relocated Two Mile Creek Road to River Road and a roundabout at River Road and Riverwalk Parkway.

They are working on completing the draft of the study now. Milestones ahead include finalizing the study, preparing an environmental assessment for the plan and preparing a grant application for a Step 3 BOA implementation plan.

Military/Ontario industrial area study

Tabled

Planning Board Parking Waiver authority

Tabled

Meeting adjourned 8:20 P.M.

Respectfully submitted,

**Fred Kubus/jd
Secretary**