



6. **Wind Energy conversion System – article XXVI - Revision to Code  
Cell Towers and Antenna – Article XXIV - Revision to Code  
(action, recommendation to Town Board)**
7. **Bikeways**
  - **Complete Streets Policy – action**
8. **Planning Board Parking Waiver authority – discussion**
9. **Tonawanda Opportunity Are Planning Study/BOA –status**
10. **Military/Ontario industrial area study**

**Approval of Minutes, August 2, 2017**

Mr. Kubus moved that the minutes of the Planning Board meeting 8/2/17 be approved as typed and presented.

Seconded by Mr. Morris

Carried Six (6) Ayes and No (0) Nays

**Town Board and Zoning Board of Appeals Actions**

None pending that require Planning Board action.

**Preliminary Site Plan Review**

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

At the August 2, 2017 meeting the Board tabled their discussion pending SEQR review and comments from the DEC.

The applicants asked that their application remain tabled until the October 4, 2017 meeting.

Mr. Morris moved to table this item until the October 4, 2017 meeting.

Seconded by Mr. Kubus

Carried Six (6) Ayes and No (0) Nays

**Preliminary Site Plan Review**

**4100 River Road – Collins Marine Boat Storage Facility, revised site plan**

At the August 2, 2017 meeting the Board tabled their discussion pending a full Site Plan application.

Mr. Morris moved to table this item pending a full site plan application.

Seconded by Mr. Kubus

Carried Six (6) Ayes and No (0) Nays

**Preliminary Site Plan Review**

**225 Sawyer Ave – Buffalo Biodiesel, 4,000 sq. ft. storage building**

**Applicant: Sumit Majumdar**

The Board members held a discussion with the applicant regarding the site plan application for a 50' x 80' pole barn addition for Buffalo Biodiesel, Inc. located at 225 Sawyer Avenue. The pole barn will provide cover for an existing above ground fuel tank.

The following needs to be provided for site plan review:

- Architectural site plan drawing
- Building location on the site
- Landscape plan
- Lighting plan
- Driveway locations
- Drainage plans

Larry Hoffman informed the applicant that the Town Fire Inspector is reviewing the plans to determine whether or not a fire suppression system is warranted.

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

**Preliminary Site Plan Review**

**841 Two Mile Creek Road – National Grid electrical substation**

**Applicant: Andrew Leja - Barclay Damon LLP**

**Larry Cabado - Lead Project Manager**

**Mary Bitka – Environmental Project Manager**

**Dan Lambert – Project Manager**

The Board members held a discussion with the applicants regarding the site plan application for a new electrical substation on 1.2 acres located at 841 Two Mile creek Road.

The project will be located on the east side of Two Mile Creek Road between the Town and the City of Tonawanda. The Town has been designated to be the lead agency for SEQR review. The substation will be constructed on property owned by National Grid between the River Walk and the North Youngmann Business Park. The footprint of the station will be 225 x 140 feet. At the south end of the station there will be a road cut that will exit onto Two Mile Creek Road.

A variance will be required for a zero set back of the substation along the boundary line with the City of Tonawanda.

Fred Frank inquired as to the relocation of the bike trail. Mr. Cabato stated that the bike trail is located on National Grid's property. The County was notified that the trail will need to be rerouted around the substation. The footprint of the substation is immediately over the current parking area for the bike trail. The parking area will need to be moved further north and the bike trail moved closer to the creek around the station location.

Construction will begin in the spring of 2018 and completed within a year.

The following needs to be provided for site plan review:

- A color coded site drawing
- SEQR review

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

### **Preliminary Site Plan Review and Special Use Permit**

**5445 River Road – Truck repair**

**Applicant: Brandon Williams**

The Board members held a discussion with the applicants regarding the site plan application for the use of the existing 4,700 sq. ft. building (former Co-Steel building) for light truck repair and sales located at 5445 River Road.

At the SEQR meeting held August 9, 2017, the Committee members recommended that the Town Board issue a negative declaration.

The following needs to be provided for site plan review:

- Elevations of the site.
- Revised landscape plan with additional three (3) maple trees.
- Indicate the fence and gate location on the site.
- Show the number of used vehicles for sale, employee parking, customer parking and handicap parking on the drawing.
- Indicate lighting on the drawings.

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

**Preliminary Site Plan Review and Special Use Permit**  
**487 Kenmore Ave - EZ Loan - Auto Sales**  
**Owen Williams – FJ Wailand Associates**  
**Anthony Agastino – Service Drive Inc**

The Board members held a discussion with the applicants regarding the site plan application for the use of the existing property as a repair shop and used auto sales located at 487 Kenmore Avenue.

The applicant stated that the required setbacks and landscaping for this site will make it difficult to meet the parking requirement.

The following needs to be provided for site plan review:

- Elevations of the site.
- Show an exit onto Fairfield Avenue on the site plan drawing.
- Provide a lighting plan.
- Install fencing according to Town code.
- The fencing along the residential property line either repaired or replaced.
- Landscape plan with grass between the sidewalk and curb including trees.
- Show the number of used vehicles for sale, employee parking, customer parking and handicap parking on the drawing.
- Provide at least two parking layout designs.

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**  
**Cell Towers and Antenna – Article XXIV – Revision to Code**  
**(Action, Recommendation to Town Board)**

Discussion was held on the final draft of the code revisions for the Wind Energy Conversion Systems, Cell Tower and Antennas.

The Supervising Code Enforcement Officer, Carl Heimiller, voiced some concerns regarding the zero setback allowance for towers adjacent to commercial properties. He stated that without a side setback restriction ice fall may become an issue.

Final comments must be submitted within the next two weeks.

It is anticipated that a recommendation will be made to the Town Board at the October 4, 2017 Planning Board meeting.

**Bikeways**  
**Complete Streets Policy**

James Hartz reported that the Complete Streets Policy is complete and ready for consideration by the Town Board.

Mr. Frank moved to recommend the Complete Streets Policy to the Town Board as written.

Seconded by Mr. Uminski

Carried Six (6) Ayes and No (0) Nays

**Planning Board Parking Waiver authority – discussion**

At the Town Board meeting held August 29, 2016, the Town Board adopted a local law to regulate zoning relative to on-site parking requirements. Under the new local law the Planning Board has the authority to reduce the number of required on-site parking spaces under site plan review.

It was the consensus of the Board that a parking waiver will be required for the reduction of on-site parking spaces. Applications must be submitted, will be reviewed on a case by case basis and will be subject to any site plan fees.

Larry Hoffman reported that the Charter School located at 2235 Kenmore Avenue constructed a classroom addition to the school. The applicant was granted a variance that would result in off-street parking spaces currently provided to be (94) less than the required number. On behalf of the applicant, Larry Hoffman requested clarification for the striping of the parking lot. The Board added additional landscaping to the parking lot area.

**Tonawanda Opportunity Are Planning Study/BOA –status**

Tabled

**Military/Ontario industrial area study**

Tabled

**Meeting adjourned 9:06 P.M.**

**Respectfully submitted,**

**Fred Kubus/jd**  
**Secretary**