

Town of Clarence
One Town Place, Clarence, NY 14031
Planning Board Minutes
Wednesday October 20, 2021

Work Session 6:30 p.m.

Status of SEQR Coordinated Reviews
Review of Agenda Items
Miscellaneous

Agenda Items 7:00 p.m.

Approval of Minutes

Item 1

Munro Products
Commercial

Requests Architectural Approval for an updated building façade at 9150 Clarence Center Road.

Item 2

Northtown Automotive Companies
Commercial

Requests Development Plan Approval for a proposed automotive storage lot at 8143 Main Street.

Item 3

Life Storage, Inc.
Commercial

Requests Site Plan and Architectural Approval for a renovation and expansion of the existing self-storage facility at 8161 & 8175 Main Street.

Chairman Robert Sackett called the meeting to order at 7:00 p.m.

Councilman Paul Shear led the pledge to the flag.

Planning Board Members present:

Chairman Robert Sackett
Gregory Todaro
Patrick Johnson

Vice-Chair Richard Bigler
Jason Geasling
Jason Lahti

Planning Board Members absent: 2nd Vice-Chair Wendy Salvati
Jeffrey Buckley

Town Officials Present:

Director of Community Development Jonathan Bleuer
Junior Planner Andrew Schaefer
Councilman Paul Shear
Deputy Town Attorney Steven Bengart

Other Interested Parties Present:

Tim MacVittie Mike Paw John Reddington - GPI

Item 1

Munro Products
Commercial

Requests Architectural Approval for an updated building façade at 9150 Clarence Center Road.

DISCUSSION:

Mr. Bleuer introduced this project, which is an existing commercial business in the Commercial zone. The applicant is requesting Architectural Approval for an updated building façade, including new entry area and landscaping.

This action is deemed a Type II action under SEQRA, not subject to further environmental review.

Neil Munro was present to further explain his request, stating that the sidewalk in the front wouldn't have the gaps between segments as shown.

Mr. Johnson noted that the board did receive a favorable email from one of Mr. Munro's neighbors regarding this proposal, stating their support of the project.

Mr. Johnson asked Mr. Munro to explain the materials that will be used, Mr. Munro explained that the stone will be a real stone, not artificial, and it will be $\frac{3}{4}$ in thickness.

Mr. Munro explained that the windows are being purchased from a company in Lancaster, and the awning will be new as well.

Mr. Todaro asked if the light sconces are low lights, Mr. Munro responded yes, they will be around the building, projecting only on the building and not outward.

Mr. Todaro asked about lighting under the awning, Mr. Munro replied that the lighting under the awning will be there for the safety of customers that are there when it gets dark out earlier. They are not open in the evenings, their latest hours are 5:00 p.m.

Mr. Munro explained that they have new security lights being installed around the building and in the back of the building. They are motion lights and will only go on if there is someone near or entering the building.

ACTION:

Motion by Patrick Johnson, seconded by Richard Bigler to issue **Architectural Approval** for the Munro Products building façade renovation at 9150 Clarence Center Road per the submitted plans by Dalba Architects with a print date of September 20, 2021, with the following conditions:

1. Subject to any required permits by the Building and Engineering Departments.
2. Applicant shall submit a landscape plan for review by the Landscape Review Committee, and receive approval prior to Building and Engineering Permit issuance. All required plantings shall be installed within one (1) year of architectural approval.
3. Building and landscaping shall be maintained as approved, in perpetuity, and any building and landscaping deficiencies shall be repaired or replaced as approved.

- 4. Any exterior building lighting to be dark sky compliant, shielded and downcast to prevent spillage onto adjoining properties.
- 5. Building materials and colors to be installed per the approved plan specifications.
- 6. Any future proposed signage shall be reviewed and approved by the Sign Review Committee.
- 7. Subject to Open Space fee.

The applicant heard, understood, and agrees to these conditions.

Mr. Bleuer stated that the applicant will need to work with the Landscape Committee prior to receiving any building permits.

ON THE QUESTION:

This proposal has been deemed a Type 2 action by the Town of Clarence, and therefore requires no further environmental review nor action under the State Environmental Quality Review Act.

Jason Lahti	Aye	Patrick Johnson	Aye	Jason Geasling	Aye
Gregory Todaro	Aye	Richard Bigler	Aye	Robert Sackett	Aye

MOTION CARRIED

Item 2

Northtown Automotive Companies
Commercial

Requests Development Plan Approval for a
proposed automotive storage lot at 8143 Main
Street.

DISCUSSION:

Mr. Bleuer introduced this project, which is an existing 4.25 acres in the Commercial zone containing a 1-acre automotive storage parking lot and vacant land on Auto Place, south of Main Street. The applicant is requesting Development Plan approval for an automotive storage parking lot.

This proposal has previously received Concept Plan Approval by the Planning Board in June of this year. Landscape Committee has issued Landscape Plan Approval. Finally this proposal has also received Development Plan signoff by the Engineering Department.

Mr. Metzger from Metzger Civil Engineering was present to further discuss this request, stating that they have worked with the Planning Board Executive Committee as well as the Landscape Committee to make improvements to this plan.

They have quite a bit of landscaping along the south and east sides, which are closer to the residential areas.

The Stormwater management system is in full compliance.

Previously discussed was the lighting, with concerns for surrounding properties. Mr. Metzger pointed out that this lot is not for customers, but rather for inventory. Lighting is primarily needed for the

safety of the employees. The light poles have been reduced from 15 ft. to 12 ft. in height, and they will be dimmed at night once the employees leave. They will be left on enough to enable the security cameras to work properly, and they will be shielded in order to not spill on to neighboring properties.

Mr. Geasling thanked Mr. Metzger for addressing any and all previous concerns.

Mr. Geasling asked Mr. Metzger to please verify the number of poles and heads. Mr. Metzger responded that there are 2 poles with single heads along the south edge of the pavement, directed inwards, there are also 6 poles with 4 heads on them each.

ACTION:

Motion by Jason Geasling, seconded by Gregory Todaro to **approve the Development Plan** for Northtown Automotive Companies at 8143 Main Street per the submitted drawing set by Metzger Civil Engineering dated September 28th, 2020, with a revision date of June 14th, 2021, with the following conditions:

1. As per the Town of Clarence Engineering Letter of Approval, dated September 30th, 2021, and associated conditions.
2. Subject to PIP permits as issued by the Clarence Engineering Department prior to any construction on the site.
3. As per Landscape Committee Approval, and associated conditions, including but not limited to, the maintenance of all landscaping in perpetuity and replacement, in-kind, should there be any death or disease to plantings.
4. Site lighting shall be limited to 8 poles maximum, no greater than 15’ tall, with a maximum of 4 fixture heads each. All lighting shall be dark sky compliant and shielded to prevent spillage onto adjoining properties. All lighting shall be turned off no later than 10:00pm, except any necessary security lighting. Any security lighting shall not illuminate more than 50% brightness.
5. Lot to be striped and maintained in perpetuity. No parking of vehicles outside the designated parking areas.
6. The thickness of the millings shall be installed per the approved Development Plan.
7. No automotive repair, sales, advertisement or display of vehicles for sale. Lot to be used for vehicle inventory storage only.

ON THE QUESTION:

Mr. Bigler asked Mr. Metzger if they needed 50% of the illumination, Mr. Metzger responded that he is unsure what percentage would be enough for security lighting, but he feels comfortable agreeing to no more than 50%.

The applicant heard, understands, and agrees to the motions and conditions.

Jason Lahti	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED.

Item 3

Life Storage, Inc.
Commercial

Requests Site Plan and Architectural Approval for a renovation and expansion of the existing self-storage facility at 8161 & 8175 Main Street.

DISCUSSION:

Mr. Bleuer introduced this project, which is an existing pre-existing non-conforming self-storage facility located in the Commercial zone.

The applicant is proposing to demolish a single traditional one-story metal clad self-storage building (7,600 sqft), and a small secondary storage shed, and construct a new two-story climate controlled self-storage building (32,760 sqft).

This proposal has previously received a Negative Declaration under SEQRA by the Planning Board in September of this year. Finally, the proposal has received approval from the Zoning Board of Appeals in October of this year for the expansion of a pre-existing non-conforming use.

John Reddington, Project Manager from Greenman Pederson Inc and Tim MacVittie with Life Storage were both present to further explain their request.

Mr. Reddington stated that Life Storage has been operating as Uncle Bob's on this site since 1985, they are a local company with their headquarters located at 6467 Main Street.

Views from the street will be limited, as they have a building directly to the north which obstructs that view.

Based on previous comments from this board on landscaping located at the main entry, they are currently working on a landscape plan.

Mr. Todaro stated that he is aware this project has come from the Zoning Board of Appeals board, and has a few questions.

Within the minutes from the previous meeting, it is indicated that the building is going to be fully sprinkled, a water connection will not be made. No restrooms are proposed, and there will not be any domestic or sanitary water supplied to the building. Mr. Todaro asked if there is a hydrant in the area, and what the distance is to this proposed facility. Mr. Reddington responded that there is a hydrant within close proximity to this new building, on the northeast corner of the building, directly to the north. There is one on each end of the building just off of both the north and south east corners of the building.

Mr. Reddington stated that there will be a water fire connection to the building to accommodate sprinklers, not a domestic water connection.

Mr. Todaro stated that at the last meeting, Mr. Bigler had brought the pack lighting located around the building in to the conversation, and asked the applicant based on the elevations, to explain where that

lighting is. Mr. MacVittie responded that at the north elevation there is one fixture, the rest are located at the same height around the building, with additional fixtures over the man door as well. Then on the east elevation there will be at that similar height, with two more at that height on the west elevation and one more under the canopy of the double doors on the west elevation as well.

There is no light over the sprinkler room door, but there are lights over each of the stairwell doors.

Mr. Todaro asked about the distance to Main Street which was previously asked. Mr. Reddington responded that it is approximately 450 ft. to the right-of-way on Main Street.

Mr. Todaro asked to confirm that there has been no change to the elimination of outdoor rental parking spaces with traditional drive up units, and adding 4 parking spaces to the south side of the building. This parking is for customers with storage in the climate controlled building. Mr. MacVittie confirmed this, while Mr. Reddington noted that the parking spaces located on the south side of the building will remain, it is only the parking in the area of the new building which is being eliminated.

ACTION:

Motion by Gregory Todaro, seconded by Patrick Johnson to issue **Site Plan and Architectural Approval** for Life Storage at 8161 and 8175 Main Street per the submitted plan set by GPI dated June 10th, 2021 and received in the Planning Office on June 16th, 2021, with the following conditions:

1. Subject to any required permits by the Clarence Building and Engineering Departments.
2. Applicant shall submit a landscape plan for review by the Landscape Review Committee, and receive approval prior to Building and Engineering Permit issuance, and all required plantings shall be installed within one (1) year of architectural approval.
3. Building, site and landscaping shall be maintained as approved, in perpetuity, and any building, site and landscaping deficiencies shall be repaired or replaced as approved.
4. Subject to the demolition of the existing cold storage buildings, labeled Building J and Q on the approved plan set, and removal of 16 vehicle/boat/trailer spaces on the east property line.
5. Building materials and colors to be installed per the approved plan specifications.
6. Any installed lighting to be dark sky compliant, shielded and downcast to prevent spillage onto adjoining properties.
7. Subject to Open Space fee.

The applicant heard, understands, and agrees to these conditions.

Mr. Reddington asked to have the last condition repeated. Comment remains that the applicant understands and agrees to the conditions.

ON THE QUESTION:

This proposal has previously received a Negative Declaration under the State Environmental Quality Review Act by the Planning Board on September 1st, 2021. In addition, this proposal has received a Variance from the Zoning Board of Appeals on October 12th, 2021 for the expansion of a pre-existing non-conforming use.

Mr. Todaro asked the applicant how long they expect this project to take, from demolition to construction. Mr. Reddington responded that their goal is to break ground in the spring, with completion by the end of 2022 weather permitting, possible spillage in to early 2023 if necessary.

Jason Lahti	Aye	Jason Geasling	Aye	Gregory Todaro	Aye
Richard Bigler	Aye	Robert Sackett	Aye		

MOTION CARRIED.

Motion by Gregory Todaro to **adjourn** the meeting at 7:37 p.m.

MOTION CARRIED

Amy Major
Senior Clerk Typist