

## PLANNING BOARD MEETING

MINUTES: JUNE 12, 2023

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

**MEMBERS ABSENT:** None

**OTHERS PRESENT:** Councilman Marston, Town Engineer Bob Westfall, Code Enforcement Officer Kasey Morgan

Chairman Bruno opened the meeting at 7:01 P.M.

Alternate members Bowman and Stockinger will not be voting members at this meeting.

**MINUTES:** Planning Board Meeting – May 8, 2023

A motion was made by Greco - Duchscherer to **APPROVE** the minutes as submitted.

Roll Call: Ayes – Greco, Duchscherer, Bruno, Lare, Starzynski, Stessing, Worrall

Noes – None

Carried

**VOUCHER:** Arlene Ehde, Recording Secretary - \$130.57

A motion was made by Stessing – Worrall to **APPROVE** the voucher for payment.

Roll Call: Ayes – Stessing, Worrall, Bruno, Duchscherer, Greco, Lare, Starzynski

Noes – None

Carried

### REFERRALS

1. FROM: Town Engineer

RE: RIVERTOWN DEVELOPMENT

PRE-DETAILED PLAN SUBMITTAL DISCUSSION/REVIEW

Ms. Lare recused herself from this matter and left the meeting.

Frank Chinnici, Legacy Development, appeared on behalf of Rivertown Partners, L.P., to review their concept plan for the Rivertown Development PDD before their detailed plan is prepared.

There is a total of five properties, just under 26 acres, between Baseline Road and Grand Island Blvd., north of Webb and south of Whitehaven Roads. The hair salon and repair shop will be demolished. They want to figure out a way to accommodate these businesses. They plan to create a true town center as outlined in the Comprehensive Plan. A walkable, active environment as unique as the Island itself. The property has been rezoned from R-3, CBD to PDD.

Phase 1 will have 6 buildings in this configuration. Height of buildings will go from high to low, north to south. Three 4 story apartment building on the north side, two 3 story buildings on the south side and a single story indoor athletic center at the southern-most area. They did not want taller buildings behind the single-family homes along Webb Road. They have clients interested in the athletic center. There are 338 parking spaces in Phase 1 and a 2 acre pond.

There is a total of 178 multi-family units. The 5 buildings will have a total of 65,000 s.f. of commercial space on the first floor with apartments above. If the market does not demand as much commercial space, some of the first floor could be converted back to residential. The 1 story multi-purpose athletic center will have 33,000 s.f. with 18' clear ceilings, for indoor sports such as volleyball, racquetball and pickleball available for the public. An area, 7,000 s.f., with exercise equipment and additional amenities, will be available for the tenants that occupy the property. The athletic center could be the anchor tenant. They have seen a building similar to the proposed in Sarasota, FL.

12,000 s.f. on the first floor in Building #5, will be reserved for the relocation of the Town's Senior Center. The Town would rent the space. The Town requested up to 15,000 s.f. If another 3,000 s.f. is required they could have the space in an adjacent building, for possibly the administrative offices. There is more parking around Building #5 allowing seniors to enter the building easily.

There will be a pond, dog park, walking paths and trails. It was noted that the pond did not show as part of Phase 1 on the drawing. However, in their final drawings, it will show infrastructure going into the pond as part of Phase 1.

They want to bring higher density to the site, to create an environment necessary for a town center, to bring people to the site from the Town along with people living there and possibly bring in another anchor tenant.

Entrance on the north to Grand Island Blvd. Eventually a road out to Baseline Road is planned. If they acquire the Speedway property, there would be another entrance at this location. Traffic could be an issue because of the many cars leaving the Heron Pointe Development. The State asked Heron Pointe to provide a turning lane.

Renderings were reviewed.

Connectivity to the development for the people on Webb Road was discussed. There is a retaining wall. Did residents request a connection from Webb Road or did they want more privacy?

The original PDD allowed 319 total residential units, 294 multi-family units, 11 townhouses and 14 patio homes. The numbers have been updated. Total is still 319. They now propose 288 multi-family units, 15 townhouses and 16 patio homes. The "for sale" patio homes will be 40' wide. Whether the townhouses will be "for sale" or rented has not been decided.

Tim Ryder an architect with Trautman Associates, showed an animated drive-thru of the site. **One building has a varied façade to look like multiple buildings.** They want to recreate a quaint main street experience as seen throughout Western New York. This will be a fresh identity for Grand Island. Small stores with a safe environment for the residents of Grand Island. They want visitors and residents to feel welcome and comfortable. Some outdoor seating, a bandstand and active outdoor amenities are planned to welcome people and to increase the enjoyment of the area. There will be trees, landscaping, lighting and signage.

Mr. Ryder explained that the original PDD had an intersection of vehicle streets. It has been changed to vehicles one way creating a pedestrian plaza that intersects that with a court yard on each side.

Members of the Board expressed concern about parking. More parking is needed especially around Buildings #3, 5 and 6. Mr. Chinnici stated that they are close to the minimum. He asked if the Board wants to sacrifice green space for parking? It was noted that most families still have two cars. Mr. Chinnici stated that apartments very often bring in single people with just one car.

In discussing retail space, Mr. Ryder stated that they would expect 2, 3, or 4 spaces in each building. In the Board's opinion, there may not be enough parking spaces.

When asked how this will be marketed, Mr. Ryder stated that the small amenities, anchor tenant and first floor spaces will bring people in.

Victor O'Brien an engineer with C&S Engineers Inc. commented that there was a concept where we showed banked parking in the green space, with a driveway, and a bridge going across the creek. There is that space available for parking.

He explained, the western part of the site, the patio homes, will drain to the existing pond. The pond is at the highest point of the site. Going north to south there is a 10' drop. The pond does not have any defined outlet. They will construct an outlet pipe to carry run off to Woods Creek to lower the water level. The topo survey does not show any defined channel to take water out. They will lower water level to get water into it. The pond is 15' or 16' deep. A topo was done as they needed to know the slopes of the pond.

The high-density area drains towards the creek, to the East, to its own sub-surface detention system.

When they laid out the spine road, which will possibly extend out to Grand Island Blvd., in the future, should they acquire Speedway, it set the elevation.

They may import some fill.

The retaining wall along the south property line may be 8' or 9' high. Towards the east end of Building #6, the wall will not be noticeable because of the trees. They will save as many trees as possible. Retaining wall will be a ready rock wall with a railing or fence on top, similar to the wall at the Welcome Center. If it is a poured wall, it would be stamped.

Sanitary runs west to east to a pump station, out to the Boulevard, across the Boulevard north to gravity sewer on Whitehaven Road.

Water will be connected to the mains on Baseline Road and Grand Island Blvd.

They will follow DEC storm water requirements. Four buildings will have green roofs. They will also use storm water planters and water treatment boxes. Down spouts on the townhouses will discharge to the grass. When questioned Mr. O'Brien stated that they avoid pumping storm water.

There is a bioretention area backing up to houses on Webb Road. To prevent overflow from going into the yards, there are catch basins in the bioretention area.

Material to be used on the buildings is not known, as of this date.

There is public transportation on Grand Island Blvd. Bus or shuttle may be needed to get people into the site, especially to the Senior Center.

Some members commented that they want this project to be successful and they liked the overall plan, but there are concerns.

Mr. Chinnici stated that they hope to break ground the end of the second quarter of 2024. No action at this time.

Ms. Lare returned to the meeting.

2. FROM: Town Engineer/Code Enforcement Officer  
RE: GRAND ISLAND CAMPGROUND – 2789 GRAND ISLAND BLVD.  
CAMPGROUND REDEVELOPMENT & EXPANSION  
SITE PLAN APPROVAL

Susan King, King Consulting Engineers & Land Surveying, PC, appeared requesting Site Plan Approval for a campground redevelopment and expansion at 2789 Grand Island Blvd. The proposed project is adjacent to the Cinderella Motel & Campground.

When they did topography of the property, it showed a preexisting campground. No records could be found. Mr. Westfall explained that they were unable to locate drawings of this facility.

Ms. King stated that there will be 17 lots. Each lot designed to meet current Health Department standards for a campground, with 1,250 sf per lot and a separation of 10' between lots. Lots will be paved and will have sewer, water and power. They will be tied to public water and sanitary sewer by gravity. Each lot will be serviced, therefore, there will not be a dump station. Existing bath house will be remodeled.

Driveway will be improved and will have sufficient room for RVs. The property was split several years ago, separating a house from the campground area. Part of the driveway is for the house.

There will be very little disturbance, no change to the grades.

There is no connection to Cinderella Campground. Along the north line, there is a drainage swale with vegetation on both sides. They will not disrupt swale or vegetation.

The office will be out of Cinderella Motel & Campground. Permit for the proposed campground will be under Cinderella.

The center area shown on the plan will be mowed grass and trees.

Lots 11 ,12, 13, and 14 back up to the parking lot of 773 North. Ms. King stated that there is heavy brush to the rear of the lots. It will remain as a vegetation buffer.

The 10'x10' dumpster pad needs to be screened.

It was moved by Duchscherer – Starzynski to recommend **APPROVAL** of the Site Plan with the understanding that the dumpster will be screened.

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

#### **COMMUNICATIONS – OTHER OFFICIALS**

1. FROM: Town Board  
RE: MINUTES – April 17, May 1, 2023  
Received and filed.
2. FROM: Board of Architectural Review  
RE: MINUTES – April 18, 2023  
Received and filed.
3. FROM: Zoning Board of Appeals  
RE: MINUTES – April 6, May 4, 2023  
Received and filed.
4. FROM: Chairman Bruno  
RE: REPORT ON TOGI COMPREHENSIVE PLAN REVIEW BOARD (LRPC)  
No report from the last meeting.

#### **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)

After a discussion on the Long Road Distribution Facility, it was moved by Duchscherer –

Starzynski to request that the public hearing be held prior to the Planning Board hearing.

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

To remain **TABLED**.

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 with a revised site plan for the creation/expansion of a parking lot at 1966 Whitehaven Road.

They have shifted the driveway onto their property, and will widen driveway to get 20' for two way traffic.

There will be one handicapped parking space closest to the porch with three more spaces. More space will be added, in the future.

It was moved by Starzynski – Worrall to recommend **ACCEPTANCE** of this site plan as presented.

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

It was moved by Starzynski – Greco to **ADJOURN** at 8:37 P.M.

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

### **CONTINUING EDUCATION**

After the meeting, the Board reviewed the following as part of their Continuing Education:

1. Land Use Training Program – Tutorial Component V – Variances
2. Land Use Training Program – Tutorial VI – Special Use Permits & Permit Conditions

Respectfully submitted,

Arlene Ehde, Recording Secretary