

2016-06

A request from Vann Advertising, Inc. for a special permit for property located at 1940 Ridge Road, changing its classification from M-1 to M-1(S), to construct a two-sided 10' x 36' billboard sign, 35' high.

2016-07

A request from Vann Advertising, Inc. for a special permit for property located at the rear of Bullis Road property on the north side of Route 400, being part of Lot No. 366, changing its classification from M-1 to M-1(S), to construct a two-sided 10' x 36' billboard sign, 35' high.

Motion by Sherman, seconded by Rathmann, to open the public hearing.

Ayes: All

Noes: None

Motion Carried

Chairman Niederpruem stated the Planning Board received site plans for 525 Bullis Road, 1648 – 1650 Union Road and 1940 Ridge Road and he questioned if there was a site plan for the Bullis Road rear property. Chairman Niederpruem further stated they had asked for updated surveys and photos of each location with the billboards superimposed to get the visual impact.

Mr. Lorigo stated they are trying to figure out ingress/egress for the Bullis Road rear property and asked that it be tabled.

Motion by Bebak, seconded by Rathmann, to table Item #2016-07.

Ayes: All

Noes: None

Motion Carried

Mr. Lorigo stated the three site plans submitted show the setbacks, location of the billboard, existing buildings on the property, distances to other billboards, "R" districts, bridges and schools, etc. He addressed each of the proposed locations as follows:

- 525 Bullis Road – exceeds all required distances - no billboard is located within 1250' and no "R" district, bridge or school is located with 300'; complies with all 16 requirements in the Town Code; signed copy of 20 year lease is submitted showing landowner is authorizing placement of two-sided billboard
- 1648-1650 Union Road – exceeds all required distances - no billboard is located within 1250' and no "R" district, bridge or school is located with 300'; complies with all 16 requirements in the Town Code; signed copy of 30 year lease is submitted showing landowner is authorizing placement of two-sided billboard

- 1940 Ridge Road – contract to purchase vacant parcel is submitted; applicant will own and develop the property; a variance is needed as the proposed billboard is 1125’ from the billboard on Orchard Park Road (125’ short)

Chairman Niederpruem questioned why letters of authorization from the property owners were not submitted.

Mr. Lorigo responded it was his opinion that the two signed leases and signed contract to purchase the third were sufficient to indicate authorization.

Town Attorney John Fenz stated he will review the lease agreements submitted, but he questioned what happens to the billboard if the lease is not renewed.

Mr. Lorigo responded if a lease is not renewed the billboard will have to be removed.

Chairman Niederpruem referred to the Union Road property and questioned how it will be accessed, noting the Planning Board will require confirmation that the applicant has access to the site from a public right-of-way.

Mr. Lorigo stated they will access the site from the same access as the property owner.

Chairman Niederpruem asked that photos of the sites be copied and distributed to all Planning Board members and asked that Mr. Fenz review the lease agreements to determine if they satisfy the Planning Board’s previous request for letters of authorization from the property owners. He further stated only one of the surveys previously submitted was legible.

Mr. Rathmann commented that boundary surveys are required as they show where buildings and other existing site features are located.

Motion by Clifford, seconded by Sherman, to table Item #2016-04, #2016-05 and #2016-06 pending approval of a variance from the Zoning Board of Appeals for the Ridge Road site, photos of the sites with the billboard superimposed and distributed to each Planning Board member, submission of updated and detailed surveys and a letter from each of the property owners stating there will be access to the site from a public right-of-way.

Ayes: All

Noes: None

Motion Carried

**WEST SENECA TOWN OFFICES
1250 Union Road
West Seneca, NY 14224**

**WEST SENECA PLANNING BOARD
Minutes #2016-10
October 13, 2016
Page four . . .**

SPR2016-09

A request from Michael A Pasquale Sr. for site plan approval for property located at 422 Indian Church Road for construction of a 32' x 68' pole barn.

The petitioner was not present at the meeting and the item remained tabled.

ADJOURNMENT

Motion by Rathmann, seconded by Sherman, to adjourn the meeting at 7:30 P.M.

Ayes: All

Noes: None

Motion Carried


**JACQUELINE A FELSER
TOWN CLERK/PLANNING BOARD
SECRETARY**