

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

WEST SENECA PLANNING BOARD
Minutes #2012-03
April 12, 2012

Chairman Robert Niederpruem called the meeting to order at 7:00 P.M. followed by the Pledge to the Flag.

ROLL CALL: Present - Robert Niederpruem Jr., Chairman
Donald Mendola, Vice Chairman
Joseph Ciancio
Gerald Greenan
Anthony Nigro
Jim Rathmann
Joseph Sherman
John Gullo, Code Enforcement Officer
Shawn Martin, Town Attorney

Absent - None

Chairman Niederpruem read the Fire Prevention Code instructing the public where to exit in case of a fire or other emergency.

APPROVAL OF PROOFS OF PUBLICATION

Motion by Rathmann, seconded by Greenan, to approve the proofs of publication and posting of legal notice.

Ayes: All

Noes: None

Motion Carried

APPROVAL OF MINUTES

Motion by Ciancio, seconded by Mendola, to approve Minutes #2012-02 of March 8, 2012.

Ayes: All

Noes: None

Motion Carried

NEW BUSINESS

SPR2011-02

A request from Kideney Architects for site plan approval for property located at 300 Harlem Road for construction of a new SPCA facility.

Chairman Niederpruem stated that this project originally came before the Planning Board in June 2011 and after review it was discovered there were some wetlands on the property. The Planning Board asked for correspondence and approval from the Army Corps of Engineers and their approval has been received along with approval from the town Engineering Department.

SPR2011-02 (continued)

On the question, Mr. Mendola stated he did not believe town funds should be allocated if a traffic signal is deemed necessary.

Ayes: All

Noes: None

Motion Carried

SPR2011-06

A request from Mike Bengert for site plan approval for property located at 230 French Road for a stone parking lot with storm drainage & landscaping.

Chairman Niederpruem stated that the Planning Board had received a letter from the Zoning Board granting a variance for a stone parking area at 230 French Road and the Engineering Department approved the drainage plan as submitted. The Planning Board also received 12 letters from residents of the area with traffic concerns.

Michael Bengert stated there is currently only a stone parking lot with no drainage, but they will be paving most of the parking lot and only a small portion in the front will remain as stone. The house in the front was demolished to give more exposure to the greenhouse.

Chairman Niederpruem stated that the property is zoned R-100A for agricultural and the operation seems to be a manufacturing function. He questioned the long term goal.

Mr. Bengert stated that they process topsoil and sell it along with mulch and landscape stone to landscapers and retail customers and also deliver it. Paving will allow the trucks to run on 220' of blacktop before entering the road and will eliminate mud from being brought onto the road.

Chairman Niederpruem questioned if the operation conforms with the zoning ordinance.

Code Enforcement Officer John Gullo stated that bringing in the topsoil and processing it is fine, but if Mr. Bengert is stockpiling the topsoil that does not conform with the current zoning.

Mr. Mendola referred to the pile of stone on the property and stated the residents are concerned it will look like dump site.

Mr. Bengert stated he is willing to put \$100,000 into the project to landscape and dress up the property.

Mr. Ciancio questioned the size of the largest truck and what is sold on the property.

SPR2012-04 (continued)

Chairman Niederpruem questioned if the addition will present an increase in traffic or a need for more parking and Mr. Gademsky advised that it will not.

No comments were received from the public.

Motion by Greenan, seconded by Ciancio, to grant site plan approval for property located at 2900 Transit Road for a 1550 sf gym addition.

Ayes: All

Noes: None

Motion Carried

SPR2012-05

A request from Ironworkers Local No. 6 for site plan approval for property located at 188 Orchard Park Road for construction of a 40' x 60' picnic shelter.

Robyn Czerniak of Wm Schutt & Associates represented Ironworkers Local No. 6 and stated the proposal to install a 6" concrete pad for a picnic shelter, noting that the natural grading and drainage will be maintained.

No comments were received from the public.

Motion by Greenan, seconded by Rathmann, to grant site plan approval for property located at 188 Orchard Park Road for construction of a 40' x 60' picnic shelter.

Ayes: All

Noes: None

Motion Carried

ADJOURNMENT

Motion by Greenan, seconded by Sherman, to adjourn the meeting at 8:30 P.M.

Ayes: All

Noes: None

Motion Carried


JACQUELINE A FELSER
SECRETARY