

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

WEST SENECA PLANNING BOARD
Minutes #2013-06
July 11, 2013

Chairman Robert Niederpruem called the meeting to order at 7:00 P.M.

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

Absent - Joseph Sherman

The meeting was dedicated in memory of Robert Niederpruem Sr. who passed away July 2, 2013. Mr. Niederpruem was a member of the West Seneca Planning Board from November 1968, became its chairman in February 1973 and served until January 1992. As a Professional Engineer and Land Surveyor, he brought a unique prospective and experience to reviews and planning of projects in the town. He had the pleasure of serving with two of the current members, Mr. Greenan and Mr. Ciancio, and enjoyed the time he spent here with them and the accomplishments they made.

APPROVAL OF PROOFS OF PUBLICATION

Motion by Mendola, seconded by Ciancio, to receive and file the proofs of publication and posting of legal notice.

Ayes: All

Noes: None

Motion Carried

APPROVAL OF MINUTES

Motion by Rathmann, seconded by Greenan, to approve Minutes #2013-05 of June 13, 2013.

Ayes: All

Noes: None

Motion Carried

OLD BUSINESS

2013-A

A request from Apex Consulting Survey & Engineering Services, P.C. for SEQR determination and Negative Declaration and an extension of the preliminary approval for Veronica Estates Subdivision.

2013-A (continued)

Tim Arlington of Apex Consulting requested SEQR determination for Veronica Estates Subdivision and stated the studies normally required were completed in 2012. Federal wetlands were indicated and will not be impacted and development plans protect the flood plain. A Phase I archeological study was done in 2012 and clearance was granted for the property. The NYSDEC requires no further review. A Negative Declaration is needed to resubmit the plans to the Erie County Health Department and Erie County Department of Environment and Planning Sewage Management for approval. Mr. Arlington also requested an extension of the preliminary approval.

Motion by Greenan, seconded by Ciancio, to grant an extension to the preliminary approval for Veronica Estates Subdivision through July 1, 2014.

Mr. Mendola questioned if a tree and traffic survey were completed. Mr. Arlington stated there was never any request for either of those studies and noted there are only 22 lots and one entrance so it is really not warranted.

Ayes: All

Noes: None

Motion Carried

Motion by Greenan, seconded by Ciancio, to adopt the attached resolution issuing a Negative Declaration with regard to SEQR for the proposed 22-lot Veronica Estates Subdivision.

Ayes: All

Noes: None

Motion Carried

2013-03

A request from Rick A Saylor for a special permit for property located at 356 Lein Road, being part of Lot No. 283, changing its classification from M-1 to M-1(S), for automotive repair.

Rick Saylor stated his request to operate an automotive repair shop at 356 Lein Road. The shop will employ five people and have a couple lifts, a tire machine and a balancer. As requested at the previous meeting, the lot has been cleaned up and Mr. Saylor provided a letter from the property owner along with an updated survey showing the rear building.

Mr. Mendola questioned if Mr. Saylor will be painting the outside of building and if any collision work will be done on site.

Mr. Saylor responded that the building was painted five years ago, but he will paint it whatever color is requested. He is applying for a NYS inspection license but will not be doing any collision work or painting. The hours of operation will be 7 am to 11 pm.

2013-03 (continued)

Code Enforcement Officer John Gullo noted that no dismantled vehicles can be stored outside and there should be no windows, doors or vents on the north side of the building that abuts residential zoning.

Mr. Greenan referred to the required parking and stated there should be five spaces for the rear building, eight spaces for the center and eight spaces for the front building along with two additional handicapped spaces for a total of 23 parking spaces.

Mr. Saylor stated they will be repaving the parking lot and will do the striping after that work is complete.

Motion by Greenan, seconded by Mendola, to recommend approval of a special permit for property located at 356 Lein Road, being part of Lot No. 283, changing its classification from M-1 to M-1(S), for automotive repair with the following stipulations: 1) no collision, painting or outdoor storage of dismantled vehicles; 2) no new openings on the north side of building; 3) special permit applies to the rear 209'; 4) parking lot should be striped for five spaces in the rear, eight spaces in the center, eight spaces in the front and two additional handicapped spaces.

Ayes: All

Noes: None

Motion Carried

NEW BUSINESS

2013-04

A request from Jason Schneckenberger for a special permit for property located at 444 Indian Church Road, being part of Lot No. 133, changing its classification from C-2 to C-2(S), for service of alcoholic beverages.

Motion by Greenan, seconded by Nigro, to table this item pending receipt of a complete application and direct Code Enforcement Officer John Gullo to meet with the petitioner and advise him of what is required.

Ayes: All

Noes: None

Motion Carried

ADJOURNMENT

Motion by Greenan, seconded by Mendola, to adjourn the meeting at 7:20 P.M.

Ayes: All

Noes: None

Motion Carried


JACQUELINE A FELSER
TOWN CLERK/PLANNING BOARD SECRETARY

WHEREAS, the Town of West Seneca received an application for a 22-lot subdivision called Veronica Estates; and

WHEREAS, the Town of West Seneca Planning Board in compliance with Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law has reviewed this action; and

WHEREAS, this project will not adversely affect the natural resources of the State and/or health, safety and welfare of the public and is consistent with social and economic considerations; now, therefore, be it

RESOLVED, that the Town of West Seneca Planning Board has determined that the proposed action is not anticipated to result in any significant effect on the environment and that a Negative Declaration is hereby issued; and be it further

RESOLVED, that the Planning Board Chairman is authorized to sign the Environmental Assessment Form and the Town Planners are authorized to perform the appropriate mailings and notifications.