

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

**WEST SENECA PLANNING BOARD**  
**Minutes #2013-08**  
**September 12, 2013**

Chairman Robert Niederpruem called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance to the Flag led by Sergeant-at-Arms Joseph Sherman.

**ROLL CALL:** Present - Robert Niederpruem Jr., Chairman  
Donald Mendola  
Joseph Ciancio  
Gerald Greenan  
Anthony Nigro  
Jim Rathmann  
Joseph Sherman  
Jeffrey Schieber, 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.

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### **APPROVAL OF PROOFS OF PUBLICATION**

Motion by Rathmann, 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 Greenan, seconded by Sherman, to approve Minutes #2013-07 of August 8, 2013.

Ayes: All

Noes: None

Motion Carried

### **OLD BUSINESS**

#### **SPR2013-05**

A request from Canisius High School for site plan approval for property located at 2885 Clinton Street for a locker room building.

Chairman Niederpruem stated this project was tabled from the previous meeting because the SEQR window was only 27 days rather than the required 30 days.

Brian Brady of Wendel Duscherer stated there have been no changes to the plan originally submitted.



**NEW BUSINESS**

**SPR2013-06**

A request from Daryl Martin, Architect for site plan approval for property located at 3720 Seneca Street to expand parking lot.

Chairman Niederpruem noted receipt of a letter from NYSDEC stating they did not identify any significant environmental concerns regarding this project.

Daryl Martin stated the proposal from Pasquale's Restaurant to expand their parking lot at 3720 Seneca Street. Pasquale's is purchasing the entire parcel at 3710 Seneca Street contingent on approval of the site plan. They will be keeping the existing residential structure and garage behind it and the owner will continue to live there. The current parking lot is inefficient and will be reconfigured so they will gain 20 parking spaces. Mr. Martin noted that part of the property is zoned residential and they will stay away from that. The additional property will also allow for extra snow storage.

Code Enforcement Officer Jeffrey Schieber referred to issues his office has had with the business and requested that truss I.D. signs be added at all four doors per NYS Fire Code, the occupant load sign be posted visibly inside the building per NYS Fire Code, and the building address be posted on the outside as required by the Town of West Seneca Zoning Ordinance.

Mr. Greenan noted that the Code Enforcement Office should issue no permits without the business complying with NYS code.

Town Attorney Shawn Martin stated that citations can be issued if they are violating Town Code and NYS Fire Code.

Mr. Mendola noted the lack of a survey for the property.

Mr. Martin stated a new survey is part of the contingency and the area they are asking for site plan approval is vacant land.

Chairman Niederpruem noted receipt of a letter from adjoining property owners on Main Street concerning debris in the back yard and questioned the zoning for the property.

Mr. Schieber stated the rear of the property is zoned C-2 and the Main Street property is R-65.



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**ADJOURNMENT**

Motion by Greenan, seconded by Sherman, to adjourn the meeting at 7:50 P.M.

Ayes: All

Noes: None

Motion Carried

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