

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

WEST SENECA PLANNING BOARD
Minutes #2013-09
October 10, 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.

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 Sherman, seconded by Rathmann, to approve Minutes #2013-08 of September 12, 2013.

Ayes: All

Noes: None

Motion Carried

OLD BUSINESS

2012-A

A public hearing to consider final approval of the proposed 51-lot Clearview Estates Subdivision.

Motion by Greenan, seconded by Mendola, to open the public hearing.

Ayes: All

Noes: None

Motion Carried

2013-A (continued)

Motion by Greenan, seconded by Ciancio to open the public hearing.

Ayes: All

Noes: None

Motion Carried

Tim Arlington of Apex Consulting stated they had received approval from Erie County Water Authority, Erie County Sewer Management and Erie County Health Department along with design approval from Town Engineer Jason Foote and easements will be filed with the town.

Chairman Niederpruem referred to the five items listed in Mr. Foote's letter dated September 12, 2013.

Mr. Arlington stated there is no problem with any of the items in Mr. Foote's letter and they will all be taken care of during construction or dedication of the development. He indicated the detention pond on the plan and stated the homes will be on the upper level of the development. There will be no improvements on the lower level and the detention pond and wetlands will be dedicated to the town.

Town Attorney Shawn Martin noted the town is in the process of implementing taxing districts for detention ponds so they become town owned during dedication.

Stan Wegrzynowski lives on Pleasantview Lane and expressed concern about grading between Pleasantview Lane properties and the subdivision, noting their properties are lower than the proposed development. He further questioned the cost of the homes.

Mr. Arlington explained the proposed drainage system and stated the lots are 75' wide but the cost of the homes has not yet been determined.

Motion by Greenan, seconded by Sherman, to close the public hearing.

Ayes: All

Noes: None

Motion Carried

Motion by Greenan, seconded by Ciancio, to grant final approval of the proposed 21-lot Veronica Estates subdivision.

Ayes: All

Noes: None

Motion Carried

NEW BUSINESS COMMUNICATIONS

SPR2013-07

A request from Prem K Chopra, M.D. for site plan approval for property located at 3705 Seneca Street to demolish existing building and construct new building.

Chairman Niederpruem stated that along with the application the Planning Board had received a short environmental assessment form, a deed description, excerpts of a survey, plans showing elevations and a floor plan; however, the submission is inadequate. The property survey is not dated and the Planning Board requires a maximum one year old survey. The plan shows a parking lot but no drainage is indicated and there is no professional stamp (engineer or architect) on the plans. Chairman Niederpruem expressed concern about the 100 year flood plain which is not indicated. He further noted the parking spaces are only 8' and should be 9' x 18' according to town code.

Steve Bueme of Bueme Construction responded that he had obtained a variance for the parking.

Chairman Niederpruem stated the Zoning Board may have granted a variance for the number of parking spaces, but he did not believe they would have granted a variance on the size of the spaces. He further stated that concerns were expressed by the Erie County Highway Department because there is no drainage at the street and suggested that Mr. Bueme speak with Town Engineer Jason Foote concerning the drainage.

Motion by Greenan, seconded by Ciancio, to table this item until a proper application is submitted.

Ayes: All

Noes: None

Motion Carried

SPR2013-08

A request from Aviation Consultants of WNY, Inc. for site plan approval for property located at 4500 Clinton Street to construct a 2000 sf terminal building including utilities, demolish existing building and reconstruct existing asphalt parking area including storm sewer improvements.

Chairman Niederpruem stated that along with the application the Planning Board had received an engineering design report, boundary survey and building layout drawings. A SEQR determination had been filed and correspondence was received from various agencies including the Erie County Health Department, Erie County Highway Department, NYS Office of Parks, Recreation and Historic Preservation and DEC, noting the DEC agrees the town should be lead agency.

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OTHER BUSINESS

Motion by Greenan, seconded by Mendola, to acknowledge that the entire Planning Board attended a SEQR 4-hour session at Erie Community College South Campus on October 3, 2013 and has fulfilled their training requirements for the year 2013.

Ayes: All

Noes: None

Motion Carried

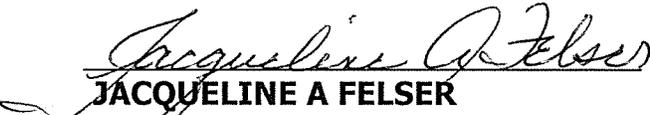
ADJOURNMENT

Motion by Greenan, seconded by Ciancio, to adjourn the meeting at 7:35 P.M.

Ayes: All

Noes: None

Motion Carried


JACQUELINE A FELSER
TOWN CLERK/PLANNING BOARD
SECRETARY