

SPR2012-07 (continued)

Chris Wood of Carmina Wood Morris PC presented Young Development's proposal to relocate one of the garages at their project at 810 Union Road. Mr. Wood indicated the former location of the garage on the north side of the site parallel to the creek. The garage will be rotated 90 degrees and moved farther east. The new location exceeds the required setback by 49' and there will be evergreens for screening. Mr. Wood commented that the new location will help block headlights from cars heading east and he submitted elevations and a sight line from 900 Union Road.

Chairman Niederpruem stated that he visited the site and the 1st floor elevation for the two garages and one building south of the garages appears to be higher than what he envisioned. He further commented on the new pine trees planted behind 900 Union Road and noted the gap in the trees.

Mr. Wood responded that the elevations were not changed from the plan that was approved.

Mr. Mendola suggested the pine trees be staggered all along the project to buffer Union Road properties and block headlights.

Mr. Wood stated the approved landscape plan indicates 6' to 7' staggered trees and if they are not all planted at this time they will be.

Mr. Rathmann questioned where the drainage goes.

Mr. Wood stated there is a swale that runs along the west side of the tree line to an existing catch basin.

Mr. Rathmann further commented on the trees and suggested additional 6' to 7' trees of the same size and type be planted in a staggered pattern.

No comments were received from the public.

Motion by Greenan, seconded by Sherman, to adopt the following resolution:

WHEREAS, the Town of West Seneca received an application for site plan approval for relocation of a five car garage at 810 Union Road; 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

SPR2012-07 (continued)

WHEREAS, this project will not adversely affect the natural resources of the state and/or the 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 negative effect on the environment and that a Negative Declaration is hereby issued.

Ayes: All

Noes: None

Motion Carried

Motion by Greenan, seconded by Mendola, to grant site plan approval for the project at 810 Union Road for relocation of a five car garage, conditioned upon planting 6' to 7' Colorado blue spruce trees staggered every 15' to fill in the gaps from the end of the existing fence to the north property line of 900 Union Road.

On the question, Chairman Niederpruem estimated about 8 to 10 additional trees should be planted to fill in the gaps.

Ayes: All

Noes: None

Motion Carried

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 a new building

Attorney Ralph Lorigo represented the petitioner, Prem K Chopra M.D., and stated his proposal to construct a new 4800 sf one-story medical office building at the rear of the site. Upon completion, the front building will be demolished and that area will be used for parking. Mr. Lorigo stated that stamped plans have been submitted as requested and the Zoning Board granted variances to reduce the parking.

Chairman Niederpruem noted the environmental assessment form indicated the action does not involve a permit and Erie County corrected it to state that it does involve a permit.

Mr. Rathmann questioned the location of the flood plain in relation to the property and was concerned the building will interfere with it.

Code Enforcement Officer Jeffrey Schieber did not believe this would be a problem since the flood plain is not shown on the survey, but noted that building permits will not be issued if it is. Town Engineer Jason Foote's letter also does not mention a flood plain.

SPR2013-07 (continued)

Mr. Rathmann commented on the east side of the property and the pavement of the adjoining neighbor that comes right up to the parking lot and it appears they access a parking area through Dr. Chopra's property. There will now be a swale there and he questioned how they will get to the parking area. The other side also has gravel coming up to the parking lot and there is a swale proposed for that side. He questioned where the water will go, noting there is no point of discharge.

Mr. Lorigo stated the drainage plan was approved in 2012 when the garage was removed.

Mr. Rathmann stated the site plan says the parking spaces are 9' x 20', but they are actually shorter so there will be less room for the handicapped ramp when they are installed at the proper dimensions. He further stated there is no indication as to the size of the plant material.

Mr. Lorigo stated they will conform with the ordinance with regard to the size of the parking spaces and the required size of plantings.

Mr. Mendola commented on the proposed lighting and noted it should be directed down and toward the middle of the project.

Mr. Schieber stated that his office walks the site upon completion of the project and lighting is addressed at that time.

No comments were received from the public.

Motion by Greenan, seconded by Ciancio, to adopt the following resolution:

WHEREAS, the Town of West Seneca received an application for site plan approval for the proposed project at 3705 Seneca Street to demolish the existing building and construct a new building; 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 the health, safety and welfare of the public and is consistent with social and economic considerations; now, therefore, be it

SPR2013-07 (continued)

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

Ayes: All

Noes: None

Motion Carried

Motion by Mendola, seconded by Rathmann, to grant site plan approval for 3705 Seneca Street to demolish the existing building and construct a new building, conditioned upon trees and shrubs being planted according to Town Code and the SEQR form being corrected as indicated.

Ayes: All

Noes: None

Motion Carried

NEW BUSINESS COMMUNICATIONS

2013-05

A request from Joseph J Gatta for a special permit for property located at 2447 Clinton Street, being part of Lot No. 1, changing its classification from C-2 to C-2(S), for automotive repair

Chairman Niederpruem stated that along with the application the Planning Board received a short environmental assessment form, a survey and a proposed layout of the property. He further noted that variances were granted by the Zoning Board to reduce parking to 9 spaces and reduce the driveway from two lanes 25' to 19'.

Attorney Ralph Lorigo represented Joseph Gatta and stated he purchased the property last November and made substantial improvements to the site including a new roof on the pole barn. The property is 100' x 235' and zoned C-2. There is a small office in the front building and a two-story, two-family home. A storage barn is located behind that and then a three-bay, 4158 sf metal building that was formerly rented to Schaub Rental. Mr. Gatta will be using the metal building to restore muscle cars on weeknights and weekends and he will work alone with no additional employees. There will be no painting, no outside storage of vehicles, no structural changes to the buildings or parking lot and only one or two vehicles at a time in the building. Mr. Lorigo referred to other businesses in the area and submitted letters of support from property owners at 2439, 2444, 2460 & 2467 Clinton Street & 1051 Harlem Road.

Mr. Rathmann referred to the location of the diagonal parking and commented it will be difficult to get out of the parking spaces that are perpendicular to Clinton Street. He suggested moving the handicapped parking space against the fence as an alternative to allow for an access aisle.

