

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

WEST SENECA PLANNING BOARD
Minutes #2013-11
December 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.

APPROVAL OF PROOFS OF PUBLICATION

Motion by Sherman, seconded by Mendola, 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 #2013-10 of November 14, 2013.

Ayes: All

Noes: None

Motion Carried

NEW BUSINESS COMMUNICATIONS

2013-06

A request from Thomas Shea for a special permit for property located at 1976 Ridge Road, being part of Lot No. 296, changing its classification from C-2 to C-2(S), for automotive sales & service.

Chairman Niederpruem stated that along with the application the Planning Board received a short environmental assessment form, legal description, survey and site plan.

2013-06 (continued)

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

Ayes: All

Noes: None

Motion Carried

Thomas Shea stated his proposal to sell and service vehicles from the existing structure at 1976 Ridge Road, noting he has operated at another location on Niagara Falls Blvd. in Tonawanda for 15 years. Mr. Shea anticipated having 15 vehicles for sale on the lot and stated there will be no changes to the current lighting. Minor mechanical repairs (i.e. mufflers, brakes, inspections, etc.) will be performed inside on the vehicles for sale and for the general public and there will be no storage of dismantled vehicles outdoors. Mr. Shea presented a rendering of the site indicating the landscaping plan.

Mr. Sherman questioned how used tires will be stored.

Mr. Shea responded that he does not deal with tires and if a new tire is required the vendor that supplies it will take the old tire in its place.

No comments were received from the public.

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

Ayes: All

Noes: None

Motion Carried

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

WHEREAS, the Town of West Seneca received an application for a special permit for the proposed project at 1976 Ridge Road for automotive sales and service; 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

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

2013-06 (continued)

Motion by Greenan, seconded by Mendola, to recommend approval of the request for a special permit for property located at 1976 Ridge Road, being part of Lot No. 296, changing its classification from C-2 to C-2(S), for automotive sales & service, conditioned upon no exterior storage of unregistered motor vehicles except vehicles held in inventory for sale.

Ayes: All

Noes: None

Motion Carried

OTHER BUSINESS

Motion by Greenan, seconded by Sherman, to adopt the following resolution recognizing the annual completion of Planning Board members' training:

WHEREAS, Town Law §271 requires all Planning Board members to complete a minimum of four hours of suitable training each year; and

WHEREAS, the West Seneca Code in §28-6 grants to the Chairman of the Planning Board the authority to determine and define suitable training; and

WHEREAS, §28-7 of the West Seneca Code defines acceptable training to include conferences, seminars and workshops and reading journals, articles or books and other educational activities acceptable to the Board Chair; and

WHEREAS, each of the current Planning Board members – Joseph R Ciancio, Donald Mendola, Gerald J Greenan, James F Rathmann, Robert Niederpruem Jr., Anthony Nigro and Joseph G Sherman – have attended various training sessions including one provided by the County of Erie Department of Environment & Planning held on October 3, 2013 at Erie Community College South Campus titled, "SEQR Basics & SEQR: New EAF's," now, therefore, be it

RESOLVED, that the Chairman recognize that the current board members have successfully completed their minimum requirements for calendar year 2013 and that this recognition be noted in the minutes pursuant to West Seneca Code §28-6; and be it further

RESOLVED, that the record of this annual completion be maintained by the Town Clerk and a copy provided to the Town Board pursuant to West Seneca Code §28-8.

Ayes: All

Noes: None

Motion Carried

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December 12, 2013
Page four . . .

ADJOURNMENT

Motion by Greenan, seconded by Ciancio, to adjourn the meeting at 7:10 P.M.

Ayes: All

Noes: None

Motion Carried


JACQUELINE A FELSER
TOWN CLERK/PLANNING BOARD
SECRETARY