

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

**WEST SENECA PLANNING BOARD
Minutes #2018-10
October 11, 2018**

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

ROLL CALL: Present - Robert Niederpruem Jr., Chairman
Donald Mendola
James Rathmann
George Clifford
Margaret Bebak
Dale J McCabe
Brendon Najm
Jeffrey Schieber, Code Enforcement Officer
John J Fenz, 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 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 Mendola, seconded by Rathmann, to approve Minutes #2018-08 of August 9, 2018.

Ayes: All

Noes: None

Motion Carried

NEW BUSINESS COMMUNICATIONS

SPR2018-09

A request from Daniele Family Companies for site plan approval for property located at 3400 Transit Road for an automated car wash with vacuum stations.

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

Ayes: All

Noes: None

Motion Carried

SPR-2018-09 (continued)

Chairman Niederpruem stated along with the application the Planning Board received a property survey, a rendering of the facility and a full set of plans including drainage, site details and landscaping.

Corey Auerbach of Barclay Damon LLP represented Daniele Family Companies and stated they are under contract to purchase the property contingent upon obtaining approvals including a variance from the Zoning Board of Appeals for the pavement setback. This will be the sixth Royal Car Wash and the second in Erie County. The structure will be all brick and there will be three lanes with stacking for 39 vehicles. The process is fully automated, so there is no interaction with individuals selling services. There will be an entrance only from Transit Road along with an entrance and exit on Clinton Street. A landscape plan was submitted and there may be additional landscaping in the snow storage area on the east side of the site towards Transit Road. They will coordinate with the fire department for access to the site.

Mr. Mendola questioned if there will be personal contact with the fire department and Mr. Auerbach responded they will personally contact the fire department and field any questions about access.

Anthony Daniele of Royal Car Wash stated 60 to 75 percent of their business is pass by traffic and their primary customer has a monthly pass with unlimited washes. There will be two to six employees on duty at one time that will greet customers and pre-rinse the vehicle. The process takes 1.5 to 2 minutes and there is no one at the end of the tunnel. Usual hours of operation are daily 7 am to 10 pm and closing at 8 pm on Sundays. The parking lights will be on from dusk to an hour after closing and then there will be security lighting only. There is some sound from the dryers in the tunnel that will be projected towards Clinton Street and sound studies have shown the ambient noise from pass by traffic is louder than noise from the dryers. Mr. Daniele noted the process uses 33 gallons of water per car and a typical competitor uses 60 gallons per car. Chemicals used are biodegradable and sewer friendly.

Chairman Niederpruem questioned if anything was received from NYSDOT on discharge of surface water and traffic on state roads. Mr. Auerbach responded no comments were received from NYSDOT. Mr. Daniele stated he had spoken with NYSDOT regarding the curb cuts and the curb cut on Clinton Street is moved as far west as possible. They are not adding any additional surface flow.

Mr. Mendola questioned if there were decibel readings on the dryers. Mr. Daniele stated he will provide a sound study taken at other sites.

SPR-2018-09 (continued)

Mr. Rathmann commented on a need to improve the grading and noted the front of the property has new receivers, but the west side has no receivers. John Daniels of Passero Associates stated drainage from the west will follow the existing pattern and they will ensure the site drains properly. Mr. Auerbach stated the engineer's report will detail exactly how much water is leaving the site and it will be addressed. Mr. Rathmann referred to the lack of fencing or screening on the north and west side and noted screening is required when commercial use abuts residential use. Mr. Auerbach stated they can do additional screening if necessary and will look at it.

Chairman Niederpruem commented on headlights from vehicles and suggested fencing to intercept the headlights. He further suggested looking at the turning radius, including at the vacuum areas. Mr. Daniele stated the only trucks that will access the site will be the dumpster truck and chemical delivery trucks. The turning radius is adequate for a fire truck.

Mr. Rathmann commented this location is a gateway to West Seneca and he would like to see more trees and fencing on the north from the required 40' setback to screen headlights. He referred to the door on the building and the handicapped access aisle and suggested curbing or removable bollards.

A Clinton Street resident expressed concern about water draining into his yard, commented on the traffic on Clinton Street during rush hour and was in favor of a fence.

A Clinton Street requested screening for headlights and sounds.

Motion by Bebak, seconded by Najm, to close the public hearing and table this item until the November meeting.

Ayes: All

Noes: None

Motion Carried


ADJOURNMENT

Motion by Mendola, seconded by McCabe, to adjourn the meeting at 7:50 P.M.

Ayes: All

Noes: None

Motion Carried


JACQUELINE A FELSER
TOWN CLERK/PLANNING BOARD
SECRETARY