

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

WEST SENECA PLANNING BOARD
Minutes #2018-01
January 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 Rathmann, seconded by Mendola, to approve Minutes #2017-12 of December 14, 2017.

Ayes: All

Noes: None

Motion Carried

OLD BUSINESS COMMUNICATIONS

SPR2017-06

A request from Ebenezer Landing Community LLC for site plan approval for property located at 4592 Seneca Street for 31 single family detached patio homes and 14 attached two-story townhome units.

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

Ayes: All

Noes: None

Motion Carried

SPR2017-06 (continued)

Attorney Sean Hopkins of Hopkins, Sorgi & Romanowski PLLC represented the applicant and stated an updated site plan was submitted indicating addition of a sidewalk around the cul-de-sac and on the east side of the private roadway, noting they are willing to connect the sidewalk to Seneca Street if required. Parking will be permitted on one side of the road only. An updated landscape plan was also submitted indicating addition of a second type of evergreen tree.

No comments were received from the public.

Motion by Mendola, seconded by McCabe, to close the public hearing.

Ayes: All

Noes: None

Motion Carried

Motion by Mendola, seconded by Bebak, to adopt the following resolution:

WHEREAS, the Planning Board of the Town of West Seneca, as lead agency acting pursuant to the State Environmental Quality Review Act, Article 8 of the New York State Environmental Conservation Law, has reviewed Part I of the Short Environmental Assessment Form ("**EAF**") prepared by the applicant for property located at 4592 Seneca Street (SBL 135.18-2-27.11) ("**Subject Property**"), for 31 single family detached patio homes and 14 attached two-story townhome units (the "**Project**"), and reviewed the draft completed Part II of the EAF analyzing the potential for the Project to result in any significant adverse environmental impacts and has otherwise taken a hard look at the identified potential environmental impacts utilizing the criteria specified in 6 NYCRR 617.7(c); and

WHEREAS, upon review of Parts I and II of the EAF and documentation and plans submitted by the applicant in connection with the review of the Project, the Planning Board has not identified any potentially significant adverse environmental impacts associated with the proposed use of the Subject Property, has determined that preparation of an Environmental Impact Statement is not necessary and that the issuance of a Negative Declaration is therefore appropriate; now, therefore, be it

RESOLVED that pursuant to 6 NYCRR 617.7(a) the Planning Board does hereby adopt a Negative Declaration with respect to the Project based on its determination that the Project will not result in any potentially significant adverse environmental impacts.

Ayes: All

Noes: None

Motion Carried

Motion by Clifford, seconded by McCabe, to grant site plan approval for property located at 4592 Seneca Street for 31 single family detached patio homes and 14 attached two-story townhome units.

Ayes: All

Noes: None

Motion Carried

NEW BUSINESS COMMUNICATIONS

2018-A

A request from David Pietras for pre-application approval of the proposed four lot residential subdivision of property located on Norwood Drive, 1250 feet east of Union Road.

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

Ayes: All

Noes: None

Motion Carried

Chairman Niederpruem stated the Planning Board received a concept plan and property survey for the proposed project.

Chris Andrzejewski, P.E. represented David Pietras and stated his proposal to subdivide four residential building lots on Norwood Drive along with a fifth lot to the north that is a two acre parcel he anticipates selling to an adjacent neighbor. He intends to build 1800 sf one-story houses with an attached two-car garage. Wetlands on the property have been delineated and an application has been made to the Army Corps of Engineers, but they are mainly on the property to be sold to the neighbor and will not be impacted by the houses. Storm water will be routed in between each individual lot and taken back to the existing swale.

Mrs. Bebak questioned if Mr. Pietras was proposing to subdivide more than just four lots on Norwood. Mr. Andrzejewski responded that he plans to sell Lot No. 3 to the neighbor and develop Lot Nos. 4, 5, 6 & 7. Mrs. Bebak stated that technically there are seven lots and suggested they be done all at once.

A Norwood Drive resident questioned the depth of the lots. Chairman Niederpruem responded the lots are 200' deep and 100' wide.

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

Ayes: All

Noes: None

Motion Carried

Motion by Clifford, seconded by Bebak, to grant pre-application approval of the proposed subdivision of residential property on Norwood Drive and recommend up to seven lots be submitted with the preliminary application.

Ayes: All

Noes: None

Motion Carried

2018-01

A request from Mark Schiffhauer for a special permit for property located at 5190 Seneca Street, being part of Lot No. 279, changing its classification from C-2 to C-2(S), for minor vehicle repairs and display of vehicles for sale.

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

Ayes: All Noes: None Motion Carried

Chairman Niederpruem stated along with the application the Planning Board received a survey, legal description and a concept plan from 2013.

Mark Schiffhauer stated the plan is the same as previously submitted in 2013.

Chairman Niederpruem stated the town has adopted design standards and they are now in effect, so the building will have to comply. He referred to minutes from the February 14, 2013 Planning Board meeting that listed a series of items that need to be done including removal of blacktop, planting of grass and construction of a fence. Fully engineered drawings for drainage are also required.

Mr. Schiffhauer stated he had submitted a drainage plan in 2013. The building was sided, but when he attempted to proceed with the grass and fence, he was unable to do so because the timeframe had expired. Code Enforcement Officer Jeffrey Schieber stated he will check with the Engineering Department for a drainage plan.

No comments were received from the public.

Motion by Mendola, seconded by McCabe, to close the public hearing.

Ayes: All Noes: None Motion Carried

Motion by Mendola, seconded by Rathmann, to table this item.

Ayes: All Noes: None Motion Carried

2018-02

A request from J Randy Steiner for a rezoning and special permit for property located at 1412 Ridge Road, being part of Lot No. 289, changing its classification from C-1 to C-2(S) for an auto repair shop.

2018-02 (continued)

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

Ayes: All

Noes: None

Motion Carried

Chairman Niederpruem stated along with the application the Planning Board received an architectural rendering, a survey and a layout of the proposed building.

J Randy Steiner stated the building was formerly a Midas Muffler shop and has been vacant for five years. The property was in disrepair when he acquired it and he presented pictures of updates he has made to the building along with a picture of the building presented as a typical AAMCO shop. Mr. Steiner stated he has not yet received approval from AAMCO, and if it is not approved, he will still operate the same business without the AAMCO name. He was aware of the new design standards and presented a picture of the building designed to comply with those standards. There will be lighting on the building and pole, both shining down, and a sign on the building only. The current sign on the pole will be taken down.

Chairman Niederpruem stated there are historical issues with drainage at the rear of this property and engineered plans are required indicating catch basins, where runoff water will go, etc.

Mr. Rathmann stated a topographic survey is necessary. Parking spaces with dimensions should be indicated on the site plan along with grades and elevations and a landscape plan.

Mr. Mendola questioned where snow will be stored. Mr. Steiner responded there is a 43' x 15' section near the street to store snow.

Mr. McCabe questioned the number of parking spaces required. Code Enforcement Officer Jeffrey Schieber advised three spaces per bay are required, so 18 parking spaces are needed for six bays.

Mr. Rathmann questioned the number of employees. Mr. Steiner responded he will have three employees. He is only able to fit 12 parking spaces on site, but noted they only do large repairs on transmissions and engines, so there are fewer cars and fewer jobs with less parking spaces needed. Vehicles to be worked on are disabled and are stored inside not outside.

Mr. Mendola questioned if fire protection is required within the building. Mr. Schieber responded the building is concrete and small enough that it does not trigger the need for a sprinkler system.

2018-02 (continued)

No comments were received from the public.

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

Ayes: All Noes: None Motion Carried


Motion by Bebak, seconded by Najm, to table this item.

Ayes: All Noes: None Motion Carried

ADJOURNMENT

Motion by Clifford, seconded by Rathmann, to adjourn the meeting at 7:40 P.M.

Ayes: All Noes: None Motion Carried


JACQUELINE A FELSER
TOWN CLERK/PLANNING BOARD
SECRETARY