

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

**WEST SENECA PLANNING BOARD**  
**Minutes #2018-03**  
**March 8, 2018**

Vice Chairman Donald Mendola 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 - Donald Mendola, Vice Chairman  
James Rathmann  
George Clifford  
Margaret Bebak  
Dale J McCabe  
Brendon Najm  
Jeffrey Schieber, Code Enforcement Officer  
John J Fenz, Town Attorney

Absent - Robert Niederpruem Jr., Chairman

Vice Chairman Mendola read the Fire Prevention Code instructing the public where to exit in case of a fire or other emergency.

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#### **APPROVAL OF PROOFS OF PUBLICATION**

Motion by Rathmann, seconded by McCabe, to receive and file the proofs of publication and posting of legal notice.

Ayes: All

Noes: None

Motion Carried

#### **APPROVAL OF MINUTES**

Motion by Najm, seconded by Rathmann, to approve Minutes #2018-02 of February 8, 2018.

Ayes: All

Noes: None

Motion Carried

#### **OLD BUSINESS COMMUNICATIONS**

##### **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 Clifford, seconded by McCabe, to open the public hearing.

Ayes: All

Noes: None

Motion Carried

**2018-01** (continued)

Mark Schiffhauer stated he had spoken with KHEOPS Architecture concerning a drainage plan for the site, but he questioned if a topographic survey would be sufficient if he doesn't remove the driveway, noting he could park a car there to prevent vehicles from cutting through. Code Enforcement Officer Jeffrey Schieber responded the topographic survey should be submitted to the Town Engineer so he can determine where everything is draining. A full drainage plan may or may not be required. Mr. Mendola stated there would need to be a more permanent solution than parking a car at the opening.

Mr. Rathmann noted a more detailed site plan with dimensions is required, indicating where cars will be parked, plantings, etc. Mr. Schiffhauer stated he will submit a site plan with dimensions and noted there will be fewer cars on display than the original plan.

Motion by Bebak, seconded by Najm, to table this item pending receipt of a topographic survey and/or drainage plan and a detailed site plan.

Ayes: All

Noes: None

Motion Carried

**NEW BUSINESS COMMUNICATIONS**

**2018-03**

A request from Marty & Michelle Monaco for a rezoning for property located at 1420 Union Road, being part of Lot No. 112, changing its classification from R-65 to C-1, for a parking lot.

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

Ayes: All

Noes: None

Motion Carried

Frank Wailand of FJ Wailand Associates represented Marty & Michelle Monaco and stated the previous plan had a driveway exiting onto Greymont Avenue. This was eliminated and the current plan has the driveway on Union Road. NYSDOT will require a 24' wide driveway.

Mrs. Monaco referred to the current Comprehensive Plan that calls for retail space in front, a small curb cut on Union Road and parking on the side or in the rear and stated she is trying to comply and wants to be a good neighbor. She did not believe the proposed beauty salon would generate excessive traffic.

**2018-03** (continued)

Mr. Mendola expressed some concern about access to the site by emergency vehicles and suggested possibly a locked gate on Greymont Avenue to allow for emergency access.

Mr. McCabe commented the original plan submitted with an exit onto Greymont Avenue was a major issue, but the plan has been modified so it is more acceptable. The property in front is commercial and the rear is residential so a rezoning is necessary. This is a two step process with the rezoning being addressed first followed by site plan review.

Mr. Mendola noted the parcel abuts residential property so certain restrictions will apply.

Greymont Avenue residents opposed the rezoning due to safety & security concerns for their children, negative quality of life and negative equity issues. They were concerned that if the business doesn't succeed a less desirable business could move in and also had concerns that lighting in the parking lot will spill over into their home.

Mr. Wailand stated he did not believe lighting would be a problem as the proposed beauty salon is not a night time business and the parking lot is strictly for the business.

Center Road residents opposed rezoning the residential lot for commercial space and commented on the current upkeep of the Union Road property.

A Greymont Avenue property owner commented there are no other commercial lots on Greymont Avenue and this is spot zoning. He further commented that most parcels on Union Road have side parking rather than parking in the rear.

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

Ayes: All

Noes: None

Motion Carried

Motion by Clifford, seconded by Bebak, to recommend approval of a rezoning for property located at 1420 Union Road, being part of Lot No. 112, changing its classification from R-65 to C-1, for a parking lot.

Ayes: (5) Mr. Clifford, Mrs. Bebak, Mr. McCabe, Mr. Najm, Mr. Mendola

Noes: (1) Mr. Rathmann

Motion Carried

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**ADJOURNMENT**

Motion by Bebak, seconded by Rathmann, to adjourn the meeting at 7:30 P.M.

Ayes: All

Noes: None

Motion Carried

  
**JACQUELINE A FELSER**  
**TOWN CLERK/PLANNING BOARD**  
**SECRETARY**