

2018-A (continued)

Christopher Andrzejewski, P.E. represented David Pietras and stated the Norwood Drive parcel is being subdivided into four parcels that will front on Norwood Drive and the Center Road parcel is being subdivided into three parcels.

Chairman Niederpruem referred to issues cited in a letter from Town Engineer David Johnson and stated engineering approval is required prior to final approval of the subdivision. He further referred to the fifth lot, A2, and questioned how it will be accessed. Mr. Andrzejewski stated Mr. Pietras' residence is on Center Road and he will retain that lot. It is part of the wetlands area and there will be no development.

Mr. Rathmann questioned if anything was received from the Army Corps of Engineers, noting they need a letter from that agency prior to issuance of a negative declaration. Mr. Andrzejewski responded the wetlands delineation was submitted, but they have not yet received anything back. He further noted the project does not disturb any part of the wetlands.

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 McCabe, to table this item pending receipt of engineering approval and a letter from the Army Corps of Engineers.

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.

Chairman Niederpruem stated the petitioner is not present so they will not be addressing this item.

NEW BUSINESS COMMUNICATIONS

2018-06

A request from Premier Media for a special permit for railroad property along Route 400 near Lein Road, being part of Lot No. 254, 259, 266, 271, 283 & 284, changing its classification from M-1 to M-1(S), for a 10' x 36' billboard.

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 a deed description and a rendering of the billboard.

Attorney Ralph Lorigo represented Premier Media and presented a modified rendering of the proposed 10' x 36' billboard that will be located on railroad property along Route 400 near Lein Road. Mr. Lorigo stated the proposal meets all qualifications of the Town Code and it is a perfect location. He further noted billboards require no services from the town but pay substantial taxes. They will apply to NYSDOT for approval and he requested approval of the special permit contingent upon NYSDOT approval.

Mr. Mendola questioned the height of the billboard. Mr. Lorigo responded the height is 35' which is the same as other billboards.

Mrs. Bebak referred to the modified rendering and questioned the location, noting it appeared to be closer to Lein Road than the original rendering. Mr. Lorigo indicated the location of the proposed billboard on the north side of the railroad tracks away from Lein Road. Chairman Niederpruem suggested defining the east/west location of the billboard.

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 McCabe, seconded by Mendola, to recommend approval of a special permit for railroad property along Route 400 near Lein Road, being part of Lot No. 254, 259, 266, 271, 283 & 284, changing its classification from M-1 to M-1(S), for a 10' x 36' billboard, subject to defining the accurate location of the billboard and contingent upon NYSDOT approval.

Ayes: All

Noes: None

Motion Carried

SPR2018-06

A request from The Green Organization for site plan approval for property located at 216 Orchard Park Road for construction of two residential apartment buildings consisting of thirty-three (33) total apartment units.

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

Ayes: All

Noes: None

Motion Carried

Michael Metzger of Metzger Civil Engineering represented the Green Organization and stated their request for site plan approval for a multi-family project consisting of one three-story, 23-unit building at the back, a 10-unit building on the right side off Orchard Park Road and a garage building. A variance was received for the density. The parcel is just under four acres and is zoned C-2. The Ironworker's Hall is located to the north, there is an accounting office in the front and a funeral home and Wegmans to the south. The site backs up to Cazenovia Creek and there is a 100 year flood plain and floodway at the back of the property. They are not proposing anything for the floodway, but a portion of the storm water detention area will be in the flood plain. There will be no impact on the federal wetlands. The property is in an archeological sensitive area. An archaeologist was hired to do a study and he concluded there is no impact. This was submitted to the NYS Office of Parks and Historic Preservation and they have issued a letter of no impact for the project. Fully engineered plans were submitted and comments were received from Town Engineer David Johnson relative to the storm water retention. It was designed in conformance with NYS, but Mr. Johnson is requiring a minor modification for a 25 year storm event. They believe his other comment regarding the stormwater prevention plan is in error and that something was missed.

Chairman Niederpruem stated the Planning Board requires engineering approval prior to acting on site plan approval along with a letter from the Army Corps of Engineers concerning the wetlands.

Mr. Mendola understood the fire department required a road behind the building for access. Mr. Metzger stated they were not aware of this. The plan complies with the fire code and he will discuss this with the fire department.

Mr. Rathmann referred to the 100 year flood plain elevation. Mr. Metzger responded the site is well above that and outside the limits of the flood plain. Mr. Rathmann further commented on the town's desire to be a more walkable community and stated he would like to see a sidewalk from the back unit to Orchard Park Road. Mr. Metzger stated he will discuss this with his client. Mr. Rathmann referred to the existing trees along the north property line and questioned if they can be salvaged. Mr. Metzger stated they will look at the trees and determine if they can be saved.

2018-07 (continued)

Anthony Daniele stated a car wash takes 2.5 minutes to process, so there is less stacking than usual. There will be no retail store and only passes will be sold for \$9.95 or \$30 for monthly passes. The exit will be moved as far away from the intersection as possible.

Mr. Mendola questioned the timeframe for starting the project. Mr. Daniele stated they anticipate starting construction in the first quarter of 2019 and opening in the summer of 2019. Sale of the property is under contract pending approvals from the town.

A Clinton Street resident questioned the hours of operation and if the car wash is enclosed. Mr. Daniele responded the car wash is enclosed and the hours will be Monday – Saturday, 7 A.M. – 10 P.M. and Sunday 8 A.M. – 9 P.M.

A Clinton Street resident noted there was a house next to the site that was taken down and he questioned the zoning for that property. Chairman Niederpruem responded the property is zoned C-2 which does allow a residential house.

Code Enforcement Officer Jeffrey Baksa referred to the concept plan and noted 10' of grass is required before any pavement can be started on the site. Under the C-2 zoning, the parking lot including the vacuum stall spaces will have to be screened with a solid 6' fence or berm with trees to block headlights and cut down on noise. This will be addressed at site plan review.

A Clinton Street resident questioned the grading and also stated his property goes on an angle toward Transit Road, but the layout submitted shows it squared off. Chairman Niederpruem stated if the special permit is approved, the project will go for site plan review and the grading will be addressed at that time. Mr. Daniele stated they will review the survey and have it updated.

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

Ayes: All

Noes: None

Motion Carried

Motion by Bebak, seconded by Rathmann, to recommend approval of a special permit for property located at 3400 Transit Road, being part of Lot No. 343, changing its classification from C-2 to C-2(S), for an automated car wash with vacuum stations.

Ayes: All

Noes: None

Motion Carried

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

WEST SENECA PLANNING BOARD
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ADJOURNMENT

Motion by Mendola, seconded by Bebak, to adjourn the meeting at 8:20 P.M.

Ayes: All

Noes: None

Motion Carried



JACQUELINE A FELSER
TOWN CLERK/PLANNING BOARD
SECRETARY