

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

WEST SENECA PLANNING BOARD
Minutes #2018-11
November 1, 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 #2018-10 of October 11, 2018.

Ayes: All

Noes: None

Motion Carried

OLD 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.

Chairman Niederpruem stated the applicant requested this item remain on the table until the December meeting to allow them time to respond to Town Engineer David Johnson's comments.

NEW BUSINESS COMMUNICATIONS

SPR2018-10

A request from Marrano/Marc Equity Corporation for site plan approval for property located north of 2730 Transit Road to construct 38 townhomes, associated parking, landscaping, storm sewer system and utilities.

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

Ayes: All

Noes: None

Motion Carried

Robyn Czerniak of Wm. Schutt & Associates represented Marrano/Marc Equity Corporation and stated the project involves construction of 38 townhomes (11 two-unit buildings and four four-unit buildings) situated on an 8.4 acre parcel. The parcel will be divided with 1.4 acres remaining with Marrano and the remaining seven acres for the project, but only three acres will be disturbed. Ms. Czerniak stated there will be a private sanitary sewer system, private watermain system and stormwater management system and they are proposing no more than .07 acres of wetlands disturbance.

Chairman Niederpruem referred to a letter received from Town Engineer David Johnson and Ms. Czerniak stated she will work with Mr. Johnson to address his comments. Chairman Niederpruem further commented on the utilities for the project and the meter backflow preventer at the back of Marrano's parking lot. Ms. Czerniak stated this will be moved closer to Transit Road and there will be a separate service. Chairman Niederpruem questioned placement of the fire hydrants and Code Enforcement Officer Jeffrey Schieber stated East Seneca Fire Company has no problem with the proposed plan or the size of the fire hydrants.

Mr. Mendola questioned the ability for fire protection at the rear of the buildings that back up to each other. Mr. Schieber stated this was discussed with the fire department and they are satisfied with circulation on site. It is smaller than a subdivision, but still serviceable. Mr. Mendola questioned if the buildings will have sprinklers and Mr. Schieber advised it is not required as they are single family homes that are connected and are protected by firewalls.

Mr. Rathmann requested sidewalks to allow for safe pedestrian circulation from the development out to Transit Road and suggested plantings around the storm water detention facility to make it aesthetically pleasing. Ms. Czerniak stated they will look at these items and get back to the Planning Board. Mr. DePaolo stated rather than sidewalks they have done walking trails at some of their projects and he will look into this. Mr. Rathmann further referred to the Tree Ordinance and commented on the number of trees to be removed.

SPR2018-10 (continued)

Chairman Niederpruem reinforced the need for sidewalks within the project. He also stated there are a number of dead ash trees on the site and requested a tree survey.

Mr. Rathmann commented on the traffic situation on Transit Road and questioned if a traffic study was done. Mr. DePaolo responded the maximum wait to pull out onto Transit Road is 30 – 45 seconds and 38 units is not a significant addition to the traffic. He further stated the proposed project is similar to their 200-unit townhouse project on Pleasantview Drive in Lancaster. Prices will start in the mid \$220,000 for 1350 sf units and \$240,000 for 1530 sf units. These are all two bedroom units.

A Cedar Ridge Drive resident questioned the location of the project in comparison to the cul-de-sac on Cedar Ridge Drive. He did not want to see the project tie into the Cedar Ridge subdivision and also expressed concern about disturbance of the wetlands. Chairman Niederpruem stated NYSEG owns an easement behind the back yards of properties on the cul-de-sac, so the project could not connect to the subdivision. Mr. DePaolo stated the proposed project is .1 mile away from Cedar Ridge Drive.

Motion by Mendola, seconded by Rathmann, to table this item until the December meeting for further review.

Ayes: All

Noes: None

Motion Carried

SPR2018-11

A request from Justin & Sarah Harmon for site plan approval for property located at 821 Seneca Creek Road for residential use in front of property with business use in rear.

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

Ayes: All

Noes: None

Motion Carried

Chairman Niederpruem stated along with the application the Planning Board received a survey, site plan and a letter of intention.

Sarah & Justin Harmon stated they purchased the property in 2014, demolished the house and built a new house where they reside. Their landscaping company is located at the rear of the property.

