

WEST SENECA COMMUNITY ROOM
1300 Union Road
West Seneca, NY 14224

WEST SENECA PLANNING BOARD
Minutes #2019-01
January 10, 2019

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
Tina Hawthorne, 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 Mendola, seconded by Rathmann, to receive and file the proofs of publication and posting of legal notice.

Ayes: All

Noes: None

Motion Carried

APPROVAL OF MINUTES

Motion by Clifford, seconded by Mendola, to approve Minutes #2018-12 of December 13, 2018.

Ayes: All

Noes: None

Motion Carried

OLD BUSINESS COMMUNICATIONS

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.

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

Ayes: All

Noes: None

Motion Carried

2018-02 (continued)

J Randy Steiner stated his proposal to rezone the property at 1412 Ridge Road to C-2(S) and renovate the vacant building for an AAMCO transmission shop, noting the building was constructed in 1966 and the last use was for a Midas Muffler shop. The building will be resurfaced and repainted, the windows replaced and there will be outdoor lighting from an existing utility pole facing the building. The pole sign will be removed and there will be no signage near the road. A topographic survey was completed and has been submitted. The receiver in the front lot has been replaced so there is no more sitting water and the downspout at the rear of the building has been connected to the town's storm sewer. Town Engineer David Johnson has advised the project will not negatively impact surrounding properties. Mr. Steiner stated the entire lot will be resurfaced and he has secured adjacent property to meet the zoning requirement of 16 parking spaces.

Mr. Mendola noted the light on the utility pole will be required to shine on the building and not spill over onto adjoining properties.

Mr. Clifford referred to a nearby house to the west and requested fencing from the front to the back of the property to provide proper screening of headlights. Code Enforcement Officer Jeffrey Schieber stated the Town Code requires screening and he suggested the fence be setback 30' in the front. Discussion followed on the type and height of the fence and it was decided that a 6' high board on board fence should be installed.

Two neighbors from behind the property questioned Mr. Steiner's plans for the area behind the building and questioned why the property needed to be rezoned when the prior use was also automotive.

Mr. Steiner stated the rear of the property will remain as grass. He had no plan for any new construction other than slightly increasing the size of the fenced in area where used oil is stored.

Mr. Schieber explained that the prior business pre-existed the zoning ordinance and the zoning was not right for the use. The new property owner is required to comply with the zoning ordinance and C-2 is the proper zoning.

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

Ayes: All

Noes: None

Motion Carried

Motion by Clifford, seconded by Bebak, to recommend approval of a rezoning and special permit for property located at 1412 Ridge Road, being part of Lot No. 289 (including sublots 34 - 37), changing its classification from C-1 to C-2(S), for an auto repair shop, conditioned upon installation of a 6' high board on board fence on the west side, setback 30' and extending the entire length to the rear corner.

Ayes: All

Noes: None

Motion Carried

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

Patricia Bittar of Wm. Schutt & Associates represented Marrano/Marc Equity Corporation and presented revised plans, noting 2-unit buildings were combined into 4-unit so the number of structures was reduced, but there are still 38 townhomes. Town Engineer David Johnson signed off on the project and authorization was received from the Army Corps of Engineers for their proposed wetlands disturbance and discharge from the detention basin into the tributary of Buffalo Creek. They will be addressing recent comments received from Erie County Division of Sewer Management and Erie County Health Department. The southern 5' of the 30' wide ingress/egress will be striped from the back of the development to Transit Road to provide a path for pedestrian access to the site. There will be a bioretention area and a detention basin, so it will only be wet during wet weather events. Ms. Bittar indicated which roof drains will go to the wetlands and those that will go into the bioretention area and detention basin.

David DePaolo of Marrano/Marc Equity stated combining the units created more space for the utilities around the perimeter of the project.

Planning Board members requested a concrete sidewalk along the driveway as they have required with other projects to avoid any conflict between pedestrian and vehicular traffic. Chairman Niederpruem suggested a variance for a 24' wide roadway and installation of a 4' wide sidewalk with 4' separation from the blacktop, which would leave 8' to the building. Mr. Rathmann noted the Town Code also calls for pedestrian access from the individual units to the sidewalk. Mrs. Bebak suggested additional parking in the rear.

Mr. DePaolo stated they are open to a variance for the roadway and will take a look at the sidewalk and additional parking, but they are also concerned about maintaining green space as requested by the West Seneca Environmental Commission.

Chairman Niederpruem commented on the number of trees to be removed and referred to the Tree Ordinance which requires some replacement. He stated they will not be able to replace all on site, but the West Seneca Environmental Commission would be able to use the trees elsewhere.

Mr. Rathmann stated a tree is required for every 30' of building frontage and every 40' along the roadway, which will enhance the entryway. He also suggested enhancing some of the open spaces with trees and referred to the bioretention plan submitted, noting it is too generic and needs quantities and locations.

SPR2018-12

A request from Sutton Architecture for site plan approval for property located at 3887 Seneca Street for a one story addition with handicapped accessible lift and complete façade renovation.

Chairman Niederpruem advised that Sutton Architecture had requested this item remain tabled until the February meeting.

V. NEW BUSINESS COMMUNICATIONS

SPR2019-01

A request from National Fuel Gas for site plan approval for property located at 365 Mineral Springs Road for an approximate 6000 sf office addition on existing building.

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 short environmental assessment form, a rendering and a set of plans for the addition.

Russ Bennett of Apex Architects represented National Fuel Gas and stated the overall site on Mineral Springs Road is 94 acres, but the portion to be developed is less than one acre so a long environmental assessment form is not required. Mr. Bennett indicated Building #4 on the plan that is 8000 sf and was constructed ten years ago. Landscaping was added along the west side and along Mineral Springs Road when the building was constructed. They are proposing a 4900 sf addition on the east side of the building on an area that is currently paved, so it will not create additional storm water runoff. They already have connections to utilities from the original project, including the sanitary sewer that is owned and managed by the City of Buffalo, and the Engineering Department has requested a letter from the city giving their permission. Mr. Bennett presented an aerial photograph indicating the location of existing buildings and parking.

Chairman Niederpruem stated they will require an acknowledgement from the City of Buffalo prior to site plan approval.

Mr. Mendola questioned if any parking will be added. Mr. Bennett responded no additional parking is needed. The required parking will be absorbed in the existing parking area.

No comments were received from the public

SPR2019-01 (continued)

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

Ayes: All Noes: None Motion Carried

Motion by Bebak, seconded by Rathmann, to table site plan approval for property located at 365 Mineral Springs Road for an approximate 6000 sf office addition on the existing building pending approval from the City of Buffalo.

Ayes: All Noes: None Motion Carried

OTHER BUSINESS

Motion by Mendola, seconded by Bebak, to appoint Robert Niederpruem as Chairman of the West Seneca Planning Board.

Ayes: All Noes: None Motion Carried

Motion by Rathmann, seconded by Clifford, to appoint Donald Mendola as Vice Chairman of the West Seneca Planning Board.

Ayes: All Noes: None Motion Carried

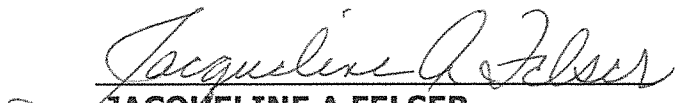
Motion by Bebak, seconded by McCabe, to appoint George Clifford as Sergeant-at-Arms for the West Seneca Planning Board.

Ayes: All Noes: None Motion Carried

ADJOURNMENT

Motion by Mendola, seconded by Clifford, to adjourn the meeting at 7:55 P.M.

Ayes: All Noes: None Motion Carried


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