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

WEST SENECA PLANNING BOARD
Minutes #2013-04
April 11, 2013

Chairman Robert Niederpruem called the meeting to order at 7:00 P.M. followed by the Pledge of Allegiance to the Flag led by Donald Mendola.

ROLL CALL: Present - Robert Niederpruem Jr., Chairman
Donald Mendola
Joseph Ciancio
Gerald Greenan
Anthony Nigro
John Gullo, Code Enforcement Officer

Absent - Jim Rathmann
Joseph Sherman
Shawn Martin, Town Attorney

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 Ciancio, seconded by Greenan, to receive and file the proofs of publication and posting of legal notice.

Ayes: All Noes: None Motion Carried

APPROVAL OF MINUTES

Motion by Nigro, seconded by Mendola, to approve Minutes #2013-03 of March 14, 2013.

Ayes: All Noes: None Motion Carried

OLD BUSINESS

2011-A

A request from Nussbaumer & Clarke, Inc. for an extension to the final approval for the proposed 75 lot Queens Landing Subdivision.

Rob Pidanick of Nussbaumer & Clarke, Inc. stated there were issues with electrical supply to the subdivision but this has been resolved. NYSEG will be boring under Route 219 to bring service to the site and they will occupy the Erie County Sewer easement so no additional easements will be necessary. Mr. Pidanick further stated the subdivision map submitted is the same as the one previously approved and there have been no changes to the plan.

Motion by Greenan, seconded by Mendola, to grant an extension to the final approval for Queens Landing Subdivision for 75 lots.

Ayes: All Noes: None Motion Carried

NEW BUSINESS

2013-02

A request from Joseph Grimaldi for a special permit for property located at 1956 Ridge Road, being part of Lot No. 296, changing its classification from M-1 to M-1(S), for service of alcoholic beverages.

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

Ayes: All Noes: None Motion Carried

Chairman Niederpruem stated that along with the application the Planning Board received a legal description of the property, a short environmental assessment form, an explanation of the proposed business, a survey from 1995, and a floor plan.

Joseph Grimaldi stated he and his partner, Dr. Daniel Lai, are purchasing 1956 Ridge Road and it is scheduled to close in the next 14 days. They plan to open a full-service, sit down restaurant (JD's Smokin Grill & Bar) with seating for approximately 250 people along with 15 seats at the bar. Mr. Grimaldi stated he is a 35 year veteran of restaurant kitchens and management and the service of alcoholic beverages is vital to the business.

No comments were received from the public.

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

Ayes: All Noes: None Motion Carried

Motion by Greenan, seconded by Mendola, to recommend approval of the request for a special permit for property located at 1956 Ridge Road, being part of Lot No. 296, changing its classification from M-1 to M-1(S), for service of alcoholic beverages.

Ayes: All Noes: None Motion Carried

ADJOURNMENT

Motion by Greenan, seconded by Ciancio, to adjourn the meeting at 7:13 P.M.

Ayes: All Noes: None Motion Carried

Jacqueline A Felser

JACQUELINE A FELSER
TOWN CLERK/PLANNING BOARD
SECRETARY