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

WEST SENECA PLANNING BOARD
Minutes #2015-08
August 13, 2015

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

ROLL CALL:	Present -	Robert Niederpruem Jr., Chairman
		Donald Mendola
		Joseph Ciancio
		Gerald Greenan
		Anthony Nigro
		Jim Rathmann
		John Gullo, Code Enforcement Officer
		John J Fenz, Town Attorney
	Absent -	Joseph Sherman

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 Ciancio, 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 #2015-07 of July 9, 2015.

Ayes: All   Noes: None   Motion Carried

OLD BUSINESS COMMUNICATIONS

SPR2015-02

A request from Union Fire Company for site plan approval for property located at 1845 Union Road for construction of a new 27,000 sf mixed use fire station with club facilities, assembly use (disaster relief area) and off-street parking and amenities.

Chairman Niederpruem stated he received a letter from Attorney Ralph Lorigo requesting this item be tabled until the September meeting.

Motion by Greenan, seconded by Mendola, to table this item until the September meeting.

Ayes: All   Noes: None   Motion Carried

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NEW BUSINESS COMMUNICATIONS

2015-10

A request from Wingfoot Commercial Tire Systems for a special permit for property located at 54 Ransier Drive, being part of Lot Nos. 198 & 201, changing its classification from M-1 to M-1(S), for automotive use.

Motion by Greenan, seconded by Mendola, 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 layout of the proposed project.

Bobby Kirk of Wingfoot Commercial Tire Systems stated they are owned and operated by Goodyear Tire and have two properties in New York, one in Albany and one in East Syracuse. The East Syracuse store currently serves all the national accounts. Penske Truck is one of their biggest customers and they would like them to have a smaller location in the area where they can be more responsive to them. Mr. Kirk noted that generally customers to not come to their store; they ship tires to their customers or go to their customers' location and install tires. The special permit is being requested in case a customer does visit their store and would like some minor repairs such as new wiper blades or mud flaps installed, etc.

Mr. Mendola questioned the stacking situation for delivery vehicles and the number of employees anticipated.

Mr. Kirk responded they have three box trucks for transport of tires and F-250 trucks for servicing vehicles offsite. There is a large area in the back for storing these vehicles. There will be five to ten employees.

Mr. Mendola commented on a possible drainage problem on the north and south property line.

Mr. Kirk responded water drains to the back of the building, west to east, and they are not requesting a change in grade.

Code Enforcement Officer John Gullo questioned where tires will be stored and requested a parking plan.

Mr. Kirk responded tires will be stored inside and he will provide a parking plan, noting employees will park along the northern property line and the box trucks will be parked in the back.

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<u>**2015-10**</u> (continued)

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 Ciancio, to recommend approval of the request for a special permit for property located at 54 Ransier Drive, being part of Lot Nos. 198 & 201, changing its classification from M-1 to M-1(S), for automotive use, noting the special permit is for sale of tires and minor automotive repairs with no exterior storage of materials.

Ayes: All	Noes: None	Motion Carried

ADJOURNMENT

Motion by Greenan, seconded by Mendola, to adjourn the meeting at 7:10 P.M.

Ayes: All	Noes: None	Motion Carried

JACQUELINE A FELSER
TOWN CLERK/PLANNING BOARD
SECRETARY