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

WEST SENECA PLANNING BOARD Minutes #2023-08 August 10, 2023

The meeting was called to order at 6:00 P.M. followed by the Pledge of Allegiance.

**ROLL CALL:** 

Present -

Margaret Bebak, Chairperson

James Frick
Timothy Hayes
Christopher Holmes
Dale J McCabe
Eric Sailer
Joe Sherman

Jeffrey Schieber, Code Enforcement Officer

Chris Trapp, Town Attorney

Absent

**Christopher Holmes** 

#### **APPROVAL OF PROOFS OF PUBLICATION**

Motion by Sherman, second by McCabe, to receive and file the proofs of publication and posting of legal notice.

Ayes: All

Noes: None

**Motion Carried** 

### **APPROVAL OF MINUTES**

Motion by Frick, seconded by Sherman, to approve minutes 2023-07 of July 13, 2023.

Ayes: All

Noes: None

Motion Carried

#### **NEW BUSINESS**

#### 2023-002

A request from Quattro Development for a special use permit for property located at 1940 Ridge Road, being part of Lot No. 296, changing its classification from M-1 to M-1(S), for construction of an oil change business.

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

Ayes: All

Noes: None

**Motion Carried** 

Anthony Pandolfi with Carmina Wood Design made the following presentation:

- Requesting a special use permit for an oil change facility on Ridge Road
- Site is currently vacant
- Proposing a single story building with three oil change bays
- Facility will be strictly oil changes servicing approximately fifty cars per day during the non-rush hour times
- Site plan approval will be required after a special use permit is granted

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Mr. Sherman questioned the franchise name. Mr. Pandolfi stated the franchise is Take 5 Oil Change; they do not have any locations in West Seneca. Mr. Hayes stated he observed the location on Transit Road near Losson Road and commented that the business was straight forward.

Mr. McCabe referred to the site plan and questioned the removal of the billboard. Mr. Pandolfi stated the billboard will not be removed.

Mr. Hayes questioned if any special considerations are needed due to the proximity of the electrical substation and the used oil. Mr. Pandolfi stated he is not aware of any; oil change facilities install sewer grease traps and other standard equipment.

Code Enforcement Officer Schieber made the following comments:

- Submitted for a coordinated SEQR review
- Requires Town Board approval for the special use permit
- Minimal comments received by ECWA, NYSDEC, and EC Department of Planning returned the 239-M form
- The site was previously disturbed, it was a restaurant

Motion by Frick, seconded by Hayes, to close the public hearing.

- The site plan requires no variances
- Proposed building is set more than 50' from the power lines

No comments were received from the public.

Ayes: All	Noes: None	Motion Carried

Motion by Bebak, seconded by Hayes, to recommend approval of a special use permit for property located at 1940 Ridge Road, being part of Lot No. 296, changing its classification from M-1 to M-1(S), for construction of an oil change business.

Ayes: All Noes: None Motion Carried

ADJOURNMENT

Motion by Bebak, seconded by Hayes, to adjourn the meeting at 6:06 P.M.

Ayes: All Noes: None Motion Carried

AMY M. KOBLER
TOWN CLERK/PLANNING BOARD SECRETARY