

TOWN OF ELMA PLANNING BOARD
1600 Bowen Road, Elma, New York 14059
Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~ OCTOBER 17, 2017

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, October 17, 2017 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member Michael Cleary
Member Gregory Merkle
Member James Millard
Member Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

*Raymond Balcerzak, Asst. Building Inspector
Phyllis Todoro, Town Attorney
James Wzykiewicz, Town Engineer*

ABSENT:

*Member David Baker
EPB Secretary Brenda Barry*

I. APPROVAL OF REGULAR MEETING MINUTES ~ SEPTEMBER 19, 2017

Motion made by Michael Cleary and second by Bob Waver to approve the Minutes of the EPB Regular Meeting held on September 19, 2017. Motion Carried.

II. SITE PLAN APPROVAL FOR TEMPORARY PARKED STORAGE OF 4-TRUCKS AND 4-TRAILERS FOR JC's AUTO/U-HAUL LOCATED AT 6515 SENECA STREET

Jason Woroniecki from U-Haul spoke on behalf of the tenant John Dejoy. Mr. Woroniecki is seeking site plan approval for the parking of 4 U-Haul trucks and 4 trailers at 6515 Seneca Street. Mr. Woroniecki mentioned as the vehicles are rented they will be leaving the site and returning at a later time. Chairman Cirocco stated it should be called a temporary rental. Mr. Woroniecki has permission from the building owner along with an amended preliminary Business Use Permit from the Elma Town Board. The main concern of the EPB is to look at where the U-Haul trucks are parked. What Mr. Woroniecki is presenting places the U-Haul trucks very close to the road. Mr. Woroniecki agrees that the trucks will be parked at least 15 feet from the edge of the road (Seneca Street) which will allow for greater visibility by the neighbors when pulling out of their driveways.

II. SITE PLAN APPROVAL FOR TEMPORARY PARKED STORAGE OF 4-TRUCKS AND 4-TRAILERS FOR JC's AUTO/U-HAUL LOCATED AT 6515 SENECA STREET (cont.)

Mr. Woreniecki also agreed that the U-Haul trucks and trailers will be parked at least 15 feet from the edge/corner of the building allowing for fire trucks and other emergency vehicles. Chairman Cirocco made these changes to the current drawings that were submitted to show this arrangement. The Board had no other concerns now and the SEQR was reviewed.

The EPB reviewed the SEQR and a motion to check Box 2 was made by James Millard and second by Michael Cleary. Yes- 7 No-0. Motion Carried.

Chairman Cirocco asked if there is anyone in the audience that would like to speak for or against this project? Tammy Tober at 6513 Seneca Street spoke against the project. Mrs. Tober has a concern with no adequate screening to protect them from a visual view. Mrs. Tober suggested that a fence or other form of buffer between her property and the storage area for the trucks and the trailers.

After further discussion, the EPB has requested additional information from the applicant. A stamped survey is required. This survey is to identify the actual area that will be used for parking of the U-Haul trucks and trailers and the location of the dumpster. The EPB made a motion to table Final Site Plan Approval made by Michael Cleary and second by James Millard. Yes-7 No-0. Motion Carried.

III. MISCELLANEOUS ITEMS:

A presentation was made by Didonato for the new proposed Highway Garage.

IV. ADJOURN

Motion to adjourn at 8:10 pm by unanimous consent.

Respectfully submitted,

*Brenda Barry
Elma Planning Board Secretary*