

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

MINUTES OF REGULAR MEETING ~ October 16, 2018

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, October 16, 2018 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member David Baker
Member Gregory Merkle
Member Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

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

ABSENT:

*Member Michael Cleary
Member James Millard*

I. Approval of Regular Meeting Minutes ~ September 18, 2018

Motion made by Thomas Reid and second by Robert Waver to approve the Minutes of the EPB Regular Meeting held on September 18, 2018. Motion Carried.

II. Site Plan Review for Gage Tree Experts @ 2841 Transit Rd

Owner: Anthony Tiranno

The EPB reviewed the presented plan for a currently operating tree business at 2841 Transit Rd. Chairman Cirocco expressed his only concern was trucks parking too close to the road and blocking the line of site for neighboring driveways. He asked Mr. Tiranno to make sure trucks don't park so close to the road.

EPB reviewed the checklist:

Documentation- Use Permit has been approved.

Zoning – Commercial

Site & Building Details - provided

Lighting – Minimal, current lighting is more residential than commercial, no spot-lights

Parking – The driveway is gravel. There is no retail or walk in traffic, so no parking spots required.

Drainage – No concerns from Town Engineer, James Wyzykiewicz

Site Plan Review for Gage Tree Experts @ 2841 Transit Rd (continued)

Owner: Anthony Tiranno

Signage – Currently a temporary sign. The applicant was advised he needs to work with the building department when he applies for a new sign to make sure it is within the code.

Landscaping - Need to show landscaping on the plan. Need to fence in dumpster and show on the plan.

Water Service & Septic – letters provided

Fire Department – need to show the location of the nearest fire hydrant on the plan

The EPB reviewed the SEQR and changes were made and initialed. Motion made to approve SEQR made by Michael Cirocco and second by Robert Waver. Motion Carried.

A motion was made by Michael Cirocco to give final site plan approval contingent on the applicant providing an updated drawing showing the location of the dumpster with fencing, showing the location of the nearest fire hydrant and showing the location and type of landscaping. Motion was seconded by Gregory Merkle. Yes-6 No-0. Motion Carried.

III. Site Plan Review for 10' x 16' addition to existing building (B) @ 6091 Seneca St

Owner: Todd Huber

Mr. Huber presented his plan to add a 10' x 16' addition to the front of existing building B so this business can get more large equipment inside.

Chairman Cirocco stated his only concern was the buildings not being labeled. Mr. Huber stated that the buildings are marked A, B & C and information is on the current sign. Chairman Cirocco asked if a copy of the layout was on file with the fire department. Mr. Huber said he did not think so. Chairman Cirocco asked if he could provide one to them for safety reasons. Mr. Huber agreed.

The EPB reviewed the SEQR and changes were made and initialed. A motion was made to approve the SEQR by Michael Cirocco and second by Robert Waver. Motion Carried.

The EPB reviewed the checklist and noted no changes.

A motion was made by Michael Cirocco to give final site plan approval for a 10' x 16' addition to building "B" at 6091 Seneca St. Motion was seconded by Charles Putzbach. Yes-6 No-0. Motion Carried.

**IV. Site Plan Review for Front Entrance Cover for Sahlen's Sports Park,
@ 7070 Seneca St.**

Contact: Todd Huber- Building Solutions

Mr. Huber and Aaron from Sahlen's Sports Park presented a plan to build a covering over the front entry at the complex. Chairman Cirocco stated he could attest to the need due to safety concerns in the winter. Mr. Huber stated that it will be a freestanding structure and will not add any weight to the current roof. The EPB noted a SEQR had been submitted but determined it was not necessary to review it. The EPB reviewed the checklist. The drawings submitted were sufficient. There is no new lighting, no impact on parking, drainage, or water service. There is no additional signage or screening.

Mr. Putzbach asked if the plan was ok with the building department. Raymond Balcerzak, Asst. Building Inspector, said that structural drawing would need to be submitted but they had no issues with the project.

A motion was made by Michael Cirocco to give final site plan approval for an entry covering for snow at Sahlen's 7070 Seneca St. Motion was seconded by Charles Putzbach. Yes-6 No-0. Motion Carried.

**V. Site Plan Review for Pre-Engineered Building @ 5990 Seneca St
(Change from 10,440 Sq. Ft. to 13,050 Sq. Ft.)**

Contact: Bo Tucker

Mr. Tucker presented a new application to a previously approved plan for a pre-engineered building at 5990 Seneca St. The new plan changes the size of the building from 60' x 174' to 75' x 174'.

Chairman Cirocco noted that copies of zoning board approvals from both the previous application and this application were provided.

Mr. Baker asked for clarification on the location of this building. Mr. Tucker said it will be at 5990 Seneca St, next to 5980 Seneca St, and will be 'Building C'.

Mr. Baker asked about the size of this building compared to the existing buildings at 5970 and 5980. Mr. Tucker stated that it is longer and wider than Buildings "A" & "B". Mr. Tucker stated that the building is the same color combination as on the previously presented plan.

Mr. Putzbach asked if it will be on a separate lot from the other 2 building. Mr. Tucker said yes, it will be a separate lot with the address of 5990 Seneca St. He did increase the size of the lot. 15 feet was added to the lot to accommodate the building being 15 ft wider. The lot now has 129' of frontage instead of 114'. The building sits 53' from the road.

Chairman Cirocco asked if the property had been deeded yet. Mr. Tucker said no it had not been yet.

Chairman Cirocco questioned if the whole building was within the 300' of commercially zone property. It was determined from the site plan that it was.

Mr. Baker asked if the front façade would be different from the other 2 building. Mr. Tucker explained the exterior design saying that it was a pre-engineered building that is terra cotta clad with split face block.

Site Plan Review for Pre-Engineered Building @ 5990 Seneca St (Change from 10,440 Sq. Ft. to 13,050 Sq. Ft.) (Cont.)

Contact: Bo Tucker

Mr. Putzbach asked about the zoning on the entire property. Mr. Tucker stated the entire property is zone C-2 in the front and residential in the back. He also asked if there was access to the property to the south side- Mr. Tucker said no.

Mr. Reid questioned what criteria to use to determine the number of parking spaces needed. The business use plan states office space and computer design. Based on the size of the office space and the warehouse space it was determined that 16 spaces would be sufficient. The plans currently show 5 in the front and several along the side. Chairman Cirocco proposed putting 6 in the front and 10 on the side. Changes were noted on the plan.

EPB reviewed the checklist:

Documentation- provided

Zoning – Commercial

Site & Building Details - provided

Lighting – no change to plan

Parking – Changed to parking with additional spaces noted on the plans. Mr. Tucker was asked to provide a new copy of the plan showing these plans.

Drainage –Town Engineer, James Wyzykiewicz stated that no changes were needed

Signage - no signs

Landscaping – Chairman Cirocco stated that this is where he has concerns. Though they may be attractive building they lack landscaping. The original plans for previous applications required more planting than Chairman Cirocco felt was done. The fact that the applicant had not met the requirements on these previous applications was a cause for concern. He questioned what could be done to address this issue. Though a copy of the previous plans were not available Mr. Tucker agreed to add some mini arborvitaes to the 2 previous buildings.

Chairman Cirocco stated that he felt what was on the plan for the currently proposed building was more than on previous plans and would be sufficient. Mr. Tucker agreed to making sure that what was on the plans would be planted. Chairman Cirocco asked Mr. Tucker to provide in writing to the town a letter stating he would do the required planting and provide a 2-year guarantee to replace any plants that died. He cited the checklist item under landscaping requiring a 2-year warranty on landscaping signed by the property owner under code 144-86.14

Water Service- No change to the original plan

Fire Department- Chairman Cirocco asked if there was an updated letter from the fire department. The EPB determined that there was plenty of access for emergencies.

The EPB reviewed the SEQR and changes were made and initialed. A motion was made to approve the SEQR by Michael Cirocco and second by Thomas Reid. Motion Carried.

Site Plan Review for Pre-Engineered Building @ 5990 Seneca St (Change from 10,440 Sq. Ft. to 13,050 Sq. Ft.) (Cont.)

Contact: Bo Tucker

A motion was made by Michael Cirocco to give final site plan approval for the proposed changes to the plan that was previously approved on March 20, 2018, with a note that the applicant will provide a letter to the Elma Building Department providing a 2-year warranty on the landscaping as noted on the plans, and that the applicant provide an updated site plan showing the additional parking spaces. Motion was seconded by Gregory Merkle. Yes-6 No-0. Motion Carried.

VI. Site Plan Review for 3500 Sq. Ft. Commercial Building @ 5880 Seneca St.

Contact: Bo Tucker

Mr. Tucker presented his plan to build a 50' x 70' pole barn. The building will have 16 ft. walls, 2 overhead doors and 1-man door. It will have chocolate brown siding. The roof, gutters, soffits, and bottom will be black. The front will be two toned and have stuck on stone. The proposed use is storage.

Chairman Cirocco stated his concern that the property has nearby residents and will require more screening. He asked Mr. Tucker to maintain the original or plant pine trees to screen the neighbors. Mr. Tucker explained how the new barn will be on the backside of the existing barn on the neighboring property, but he would provide screening for the property on the other side.

Mr. Putzbach asked about the size of the lot. Mr. Tucker said he owns 10.3 acres. The property surrounds a separate lot at 5900 Seneca St. which is a private residence.

EPB reviewed the checklist:

Documentation- Use Permit needed.

Zoning – Commercial c-2

Site & Building Details -Needs engineered blueprints, intended use for building, and design blueprints of exterior

Lighting –Are on the plan

Parking – Would need 5 spaces, have 10 on plan

Drainage – Town Engineer, James Wyzkiewicz stated that with the on-site retention plan the water leaving the site would be less than it would be for undeveloped land

Signage – No signage

Landscaping - Needs screening on the side with the residence such as a row of pine trees and need to show this landscaping on the plans, need to provide a 2-year warranty on the landscaping.

Water Service & Septic – need a letter of approval from the Elma Water Department

Fire Department – Need a new letter from the fire department that does not have white out on

Mr. Baker discussed the towns design guidelines and discussed ways to make it look less like a metal building. Mr. Tucker suggested changing the man door to be in the front and adding a canopy cover over the entrance. The EPB agreed that this would help. He needs to show this new design on the plan.

Site Plan Review for 3500 Sq. Ft. Commercial Building @ 5880 Seneca St. (Cont.)

Contact: Bo Tucker

A motion was made by Thomas Reid to give preliminary site plan approval for the proposed commercial building at 5880 Seneca St. Motion was seconded by Robert Waver. Yes-6 No-0. Motion Carried.

VII. Other business

New zoning maps have been ordered by the town book keeper.

The EPB answered questions from 2 students from Alden High School about the board and signed papers for them showing they had attended.

VIII. Adjourn

Motion to adjourn at 8:55pm by unanimous consent.

Respectfully submitted,

Barbara Blair

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Elma Planning Board Secretary