

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

MINUTES OF REGULAR MEETING ~ April 16, 2019

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, April 16, 2019 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

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

TOWN REPRESENTATIVES:

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

ABSENT:

*Member David Baker
Member Gregory Merkle*

I. Approval of Regular Meeting Minutes from March 19, 2019

Motion made by Michael Cleary and second by David Baker to approve the Minutes of the EPB Regular Meeting held on March 19, 2019. Motion Carried

II. Preliminary Site Plan Approval for 2 storage buildings @ 101 Jamison Rd.

Contact: Joseph Macaluso

Mr. Joseph Macaluso submitted a plan to build 2 additional office/storage building that are identical to the current building located at 101 Jamison Rd. They will be located behind the current building. Mr. Macaluso discussed his intended use for the buildings. Mr. Cleary asked about lighting. Mr. Macaluso said they would be wall packs

James Wyzykiewicz, Town Engineer talked about the new drainage plans and loss of 7 parking spaces due to retention pond. EPB discussed the # of parking spaces that would be needed. It was determined that each of the 3 buildings had 1 office and storage area. The # of spaces needed was based on this and parking on the current plan determined to meet or exceed the number needed. The applicant was advised that if additional offices were created or the use of the building changed that he would need to come back before the board.

II. Preliminary Site Plan Approval for 2 storage buildings @ 101 Jamison Rd.
Contact: Joseph Macaluso (Continued)

EPB reviewed the checklist:

Documentation- have

Zoning – C-2

Site & Building Details – need an up to date stamped survey showing new drainage and parking plan

Lighting- on the plans

Parking – need to show new parking design on plan. Based on current use parking is sufficient

Drainage – need SWPP & approval from town engineer, need to show on new plans

Signage – no signage being planned

Landscaping –N/A

Water Service & Septic System- installing a fire hydrant behind the current building, on the plans.

Fire Department- have letter from Spring Brook Fire Department

A motion was made by Michael Cirocco to give preliminary site plan approval. Motion was seconded by Michael Cleary. Yes-6 No-0. Motion Carried.

III. Preliminary Site Plan Approval for a commercial business @ 6301 Seneca St.
Contact: Todd Huber

Mr. Todd Huber returned with the items that we are missing from the checklist

EPB reviewed the checklist:

Documentation- have an approved preliminary business use permit, a SEQR, no variances required

Zoning – C-1

Site & Building Details –have a stamped survey with details

Lighting –lighting identified on the building on the plan

Parking – on plans

Drainage – no wetlands, received approval from town engineer

Signage –as per plan

Landscaping –only a metal fence with art decor by the garage, no additional landscaping needed

Water Service & Septic System- fire hydrant in the front yard as per plans

Fire Department- received approval letter

The EPB reviewed the SEQR. The EPB checked box #2 on the SEQR. Chairman Cirocco made a motion to approve the SEQR, motion was seconded by Robert Waver. Yes-6 No- 0. Motion Carried.

A motion was made by James Millard to give final site plan approval. Motion was seconded by Michael Cleary. Yes-6 No-0. Motion Carried

IV. Final Site Plan Approval for a 40' x 70' addition to the Blossom Fire Company Truck Garage, 1000 N. Blossom Rd
Contact: Paul Derkovitz

Greg Schneider from Aurora Architectural spoke about the plan to add an additional truck garage and storage area to the Blossom Fire Hall. The addition will be located on the west side of the building where there is currently a small garage and paved area. The 40' x 70' addition will be used to store additional emergency equipment for the fire department. Mr. Cleary asked about the colors of the building. Mr. Schneider said they will be beige and red brick to tie into the current building colors. Mr. Cleary asked about lighting. Mr. Schneider said there will be recessed soffit lighting by the back door. Mr. Schneider also mentioned that they had added fire doors and walls between the addition and the banquet space of the current building.

EPB reviewed the checklist:

Documentation- no variances required

Zoning – N/A

Site & Building Details –have a stamped survey with details

Lighting –lighting identified on the building on the plan, no new parking lot lights

Parking – N/A, no added pavement

Drainage –existing hard pack, no additional run off, no concerns

Signage –N/A

Landscaping –N/A

Water Service & Septic System- no additional bathrooms

Fire Department- N/A

A motion was made by Michael Cirocco to give preliminary site plan approval. Motion was seconded by James Millard. Yes-6 No-0. Motion Carried.

The EPB reviewed the SEQR. The EPB checked box #2 on the SEQR. Chairman Cirocco made a motion to approve the SEQR, motion was seconded by Robert Waver. Yes-6 No- 0. Motion Carried.

A motion was made by Michael Cirocco to give final site plan approval. Motion was seconded by Thomas Reid. Yes-6 No-0. Motion Carried

V. Site Plan Approval for 2 subdivision building lots at Stolle & Bullis Rd, - Len-Dell Subdivision
Contact: Jonathan Bierl

Mr. Jonathan Bierl presented letters from the landowners of a 2-lot subdivision on the corner of Bullis Rd & Stolle Rd. giving him permission to represent them. They are requesting to change the orientation of the lot lines so that access to both lots in off Stolle Rd rather than off Bullis Rd. The size of the lots will not

V. Site Plan Approval for 2 subdivision building lots at Stolle & Bullis Rd, - Len-Dell Subdivision (continued)

Contact: Jonathan Bierl

change. Phyllis Todoro, Town Attorney mentioned to Mr. Bierl that Erie County will need to be notified of this change to the map cover. The EPB looked at the location of the property and agreed that changing the access to Stolle Rd made sense for safety purposes.

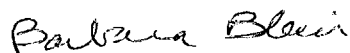
The EPB agreed that a SEQR was not required to be reviewed for this application

A motion was made by Thomas Reid to give approval to amend the sub-division map cover for a 2-lot subdivision at the corner of Bullis & Stolle Rd. to change the orientation of the lots. Motion was seconded by Michael Cirocco. Yes-6 No-0. Motion Carried

VI. Adjourn .

Motion to adjourn at 7:50 pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary