

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

MINUTES OF REGULAR MEETING ~ August 16, 2022

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, August 16, 2022, 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 James Millard
Member Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

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

ABSENT:

Member Michael Cleary

I. Approval of Regular Meeting Minutes from July 19, 2022

Thomas Reid motioned to approve the Minutes of the EPB Regular Meeting held on July 19, 2022. Robert Waver 2nd the motion. Motion approved.

II. Site Plan Review for a 50' x 60' pole barn at 2945 Bowen Rd for Elma Fire Company
Applicant- James Reger

Elma Fire company representatives Mr. Joe Gauthier and Mr. Jim Reger were present to discuss a plan to build a 50' x 60' pole barn for the Elma Fire Hall. The paperwork requested including a stamped survey with property details. Information about the lighting was also provided. There will be minimal exterior lighting. There will be a spotlight on the inside of the glass bay doors. The EPB reviewed the checklist. Though they are losing about 10 parking spots the EPB felt there was sufficient parking since they share parking with the neighboring church and park. All items have been provided.

The EPB reviewed the SEQR. Michael Cirocco made a motion to check box #2 on the SEQR, motion was seconded by David Baker. Yes-7 No-0. Motion Carried.

A motion was made by Michael Cirocco and Seconded by James Millard to give Final Site Plan Approval Yes-7 No-0 Motion Carried

III. Site Plan Review for a 40' x 80' pole barn at 31 Pound Rd for Spring Brook Fire Company Applicant- Nancy Thompson

Mr. Danny Thompson returned to represent the Spring Brook Fire Company regarding a plan to replace a building that was recently knocked down with a new 40' x 80' pole building. The applicant was asked to provide a stamped survey showing property details and layout of multiple buildings, show colors and lighting on plans. A survey, a sketch of the building with colors and architectural drawing were provided. The lighting, which includes a light by the door and a wall pack, was drawn on the plans.

The EPB reviewed the SEQR. The answer to #10, 11 and 17a were changed to no and initialed by the applicant. Michael Cirocco made a motion to check box #2 on the SEQR, motion was seconded by Robert Waver Yes-7 No-0. Motion Carried.

A motion was made by Michael Cirocco and Seconded by Gregory Merkle to give Final Site Plan Approval Yes-7 No-0 Motion Carried

NOTE: Chairman Cirocco excused himself from the meeting. This agenda item was chaired by James Millard

IV. Site Plan Amendment for a 71'. 9" x 179'.9" pole barn @ 5990 Seneca St Applicant- Bo Tucker

Mr. Bo Tucker was present to discuss changes to a building he previously had approved. Mr. Tucker explained that the new building will now be a pole barn instead of a pre-engineered building and it will be about 100 Sq Ft smaller than on the original plans. Mr. Tucker was asked to describe the differences between those 2 styles of building. He stated that a pre-engineered building is a steel building with a concrete foundation. A pole barn does not have a foundation and is a wooden structure build on poles. The EPB discussed what was previously approved in October 2018. That building was 75' x 174'. The location and overall site plan from the original remain the same. The difference is in the size of the building which is now 72' x 180' and will be beige and brown with stone facing in the front. It will be used for storage and an office space in the front. The EPB reviewed the checklist. Mr. Millard asked about any changes to the lighting. It will have wall packs over the doors. Mr. Millard reviewed the elevation of each side of the building. Mr. Tucker agreed to put 4 windows on the south side and added a door. The EPB agreed that a new SEQR was not needed as this was just changes to the building and not the overall site plan.

Thomas Reid made a motion to approve changes to the building which include change in the size of the building, change in the type of structure, removing 1 window and adding 1 door and adding brick facing to the front. Robert Waver 2nd the motion. Yes- 6 No-0 abstain1 (Cirocco) Motion Carried

V. Adjourn Motion to adjourn at 7:59pm by unanimous consent.
Respectfully submitted,

Barbara Blair

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Elma Planning Board Secretary