

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

MINUTES OF REGULAR MEETING ~ April 20, 2021

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, April 20, 2021 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Member David Baker
Member James Millard
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

*Phyllis Todoro, Town Attorney
James Wyzykiewicz, Town Engineer*

TOWN REPRESENTATIVES:

Raymond Balcerzak, Asst Building Inspector

ABSENT:

*Chairman Michael Cirocco
Member Michael Cleary
Member Gregory Merkle
Member Charles Putzbach*

I. Approval of Regular Meeting Minutes from March 16, 2021

Mr. Baker motion to approve the Minutes of the EPB Regular Meeting held on March 16, 2021. Mr. Waver^{2nd} the motion. Motion approved.

II. Site Plan Review for a 1476 sf addition to existing building @ 2221 Transit Rd for Alton's Restaurant
Applicant: Milton Koutsandreas

Mr. Milton Koutsandreas presented a plan to add an addition to Alton's Restaurant at 2221 to be used for a dining room. The addition will be used to replace the 40-45 seats lost when an existing dining area is changed into a take-out/waiting area. Mr. Reid asked how many parking spaces will be lost to the new addition. There will be 4 spots lost but added to other parking areas. There is plenty of parking for the facility. Mr. Reid asked if the new addition would look like the existing building, which it will.

EPB reviewed the checklist:

Zoning: ZBA #1396 was approved at the April 13, 2021 ZBA meeting. This variance was to allow the addition to be less than 50 ft from the property line.

Site & Building Details – provided

Lighting – Only new lighting will be lighting in the landscaping.

Parking- are on the plans Mr. Baker asked if there will be designated take out spots- there will not be designated spots.

Drainage - approved by town engineer.

Signage – N/A

Landscaping – around building and parking lot

Water Service & Septic System- no new services on plan

Fire Department- N/A

II. Site Plan Review for a 1476 sf addition to existing building @ 2221 Transit Rd for Alton's Restaurant (Continued) Applicant: Milton Koutsandreas

A motion was made by Thomas Reid and Seconded by Robert Waver to give preliminary site plan approval based on drawings submitted. Yes-4 No-0. Motion Carried.

The EPB reviewed the SEQR. The answer for question # 3a was corrected and initialed by Mr. Koutsandreas. James Millard made a motion to check box #2 on the SEQR, motion was seconded by Thomas Reid Yes-4 No-0. Motion Carried.

A motion was made by Thomas Reid and Seconded by Robert Waver to give final site plan approval. Yes-4 No-0 Motion Carried.

III. Site Plan Review for a 40,220-sf market and a 37,147 sf greenhouse @ 3131 Transit Rd for Niagara Produce of Elma Applicant: Niagara Produce of Elma

Mr. Jacob Metzger from Metzger Engineering and Mr. Brandon Houck from Niagara Produce returned for final approval for a market and green house on Transit Rd. Mr. Metzger gave a brief history of the project and the town meetings they have attended. The Elma Town Board reviewed the SEQR on March 24, 2021 and issued a negative declaration. Mr. Metzger went over the outstanding items from the checklist. They have meet with the town engineer and received approval. They also meet with the Elma Water Department and Blossom Fire Company and present approval letters from both. An application has been submitted to the Erie County Health Department and they are awaiting an approval letter from them. They are also currently in talks with the DOT regarding adding a second curb cut. There was discussion about what would change on the plans if the DOT does not approve the 2nd curb cut. Ms. Todoro asked if there was a timeline on when they expected to get approval. Mr. Houck said they are not sure how long the approval will take.

A motion was made by Thomas Reid and Seconded by James Millard to give preliminary site plan approval contingent on receiving approval from both the Erie County Health Department and the DOT. Yes-4 No-0. Motion Carried.

A motion was made by Thomas Reid and Seconded by Robert Waver to give final site plan approval contingent on receiving approval from both the Erie County Health Department and the DOT. Yes-4 No-0 Motion Carried.

The applicants were advised that if the DOT does not approve the 2nd curb cut then they must return to have the new plans reviewed and approved by the EPB.

IV. Site Plan Review for a 2160 sf addition to existing building @ 1050 Girdle Rd for Crossroads Christian Church Applicant: Robert Dollman

Mr. Robert Dollman, architect and church member presented a plan to add a 2160 Sq. Ft addition on the west side of Crossroads Christian Church. The addition will be used as classrooms to accommodate their growing preschool and education classes. It will be the same colors and construction as the existing building. It will be access through an existing door that will be removed.

EPB reviewed the checklist:

Zoning: no variance required

Site & Building Details – need a stamped survey

Lighting – need details on lighting. Will have a wall pack and decorative sconces on each side of the door. There is no change to the lighting in the parking lot

Parking- there are currently 174 paved/ lined parking spots. They are losing 16 so will have 158. The requirement is 1 spot for every 5 seats. Therefore, they are required to have 70 spots. There is also a large gravel overflow parking area with another 50 plus spots. The lined spots are 10ft x 19 ft spots. They are wide spaces but could be made smaller to add more spaces if needed in the future. The addition will not change the traffic flow.

Drainage - No drainage issues- approved by town engineer.

Signage – N/A

Landscaping – there will be a 6ft sidewalk along the new addition and remaining grass area.

Water Service & Septic System- no new services

Fire Department- plan was reviewed and approved by the fire department.

Mr. Baker asked about the existing playground and fence. Both will be moved to another location.

A motion was made by James Millard and Seconded by Robert Waver to give preliminary site plan approval. Yes-4 No-0. Motion Carried.

Applicant asked to bring a stamped survey and plans with details about the lighting and return for final approval.

V. Site Plan Review for new outdoor patio and expanded parking lot @ 5781 Seneca St for Bravo Café Applicant: Phil Pattacciato

Carmela Pattacciato, owner of Bravo Café returned with plans to add a permanent outdoor seating area and pave an additional section of the parking lot. The new patio will be out against the front of the restaurant. There will be some sort of barrier on 2 sides of the patio. The EPB discussed the location of the handicapped parking. There needs to be 24-foot clearance for 2-way traffic between the corner of the patio and the corner of the parking space. Suggested ways to correct this on the plan included moving the row of parking spots over to give the 24 ‘ clearance or moving the location of the handicap spots and eliminate a spot. Mr. Reid asked how many parking spaces are on the plan- there are 57 so they could lose a space and still meet the code. Carmela decided to eliminate a space and move the handicap spots so they are over next to the

Site Plan Review for new outdoor patio and expanded parking lot @ 5781 Seneca St for Bravo Café Applicant: Phil Pattacciato

patio. These changes were noted on the plans. Mr. Millard asked about the new grass area and new light pole shown on the plan. Carmela stated they are not planning to add that at this time. Mr. Millard crossed it off the plans and noted that if they decide to add one in the future they need to return with a new plan. There was discussion about what materials would be used for the barrier around the patio. Carmela mentioned she would like to use landscaping stones but asked what materials it needs to be. There was much discussion. Raymond Balcerzak, Asst Building Inspector, stated that landscaping stones would not be sufficient. The posts need to be embedded in the ground. They do not need to be round. They need to be at 6 inches in diameter and no more than 4 feet apart.

EPB reviewed the checklist:

Zoning: no variances needed

Site & Building Details – need updated site plan showing new location of handicap spots. Need more information and details about the materials that will be used for the barrier around the patio.

Lighting – there will not be any new lighting added. Need to remove new light pole from plans.

Parking- – need updated site plan showing new location of handicap spots. Reviewed the traffic. There will not be directional arrows. Parking spots will be 9' x 20' No new curb cuts. No sidewalks.

Drainage - No wetlands on property

Signage – N/A

Landscaping – no new landscaping. New location of fencing is on plans.

Water Service & Septic System- no new services

Fire Department- no changes

A motion was made by James Millard and Seconded by Thomas Reid to give preliminary site plan approval based on the changes to the parking and the barrier as discussed.

Yes-4 No-0. Motion Carried.

Applicant was advised to return with more details and the patio barrier and a new plan showing the changes to parking that were decided on.

VI. Site Plan Review for a 2 3000sf commercial office buildings @ 7420 Seneca St Applicant: Jody Miller

Phil Gusmano, Architect spoke on behalf of property owner Jody Miller. This is a revised plan from the one present to the EPB in October 2020. This plan has 2 commercial buildings on a lot at 7420 Seneca St. The town has issued a business use permit for 1 building and the owner will be returning to the next town board meeting to get the use permit for the 2nd building. The buildings will be used as office space for landowner Jody Miller's growing business. The plan is to split the parcel into 3 lots. One lot will be the 2 commercial buildings. The other 2 lots will be private residences. Mr. Miller plans to make one his home. Mr. Miller has applied for a variance

VI. Site Plan Review for a 3000sf commercial office building @ 7420 Seneca St
Applicant: Jody Miller (Continued)

for the 2 non-conforming lots. They have been working with the Army Corp of Engineers and done extensive site plan work. There is a revised drainage plan. There were not any archeological finding on the property. They have submitted an application for the delineation of wetlands. The property survey includes all 3 proposed lots and shows the single access drive to the rear of the property designed to minimize the disturbance to the wetlands. The plan was designed so there was not a commercial building and residence on the same lot. Mr. Millard asked if the commercial buildings were within the 300 feet of commercial zoning. Mr. Gusmano confirmed that they are. Mr. Gusman mentioned that they are working with a contractor to design the septic system. There are 34 parking spaces, 10 more than required by code. The 2nd building is a mirrored image of the first. Both buildings have 2 offices and an open floor plan. Each has separate utilities. Mr. Miller has spoken to the neighbor on the north side and discussed planting some evergreens along the property line to provide screening. The nearest fire hydrant is across the street. The Spring Brook Fire District has submitted a letter of approval for the project. The building materials are on the plan.

EPB reviewed the checklist:

Zoning: The front 300 feet of this lot is zoned for commercial use. A business use permit is need for the 2nd building. No variances are needed for this lot.

Site & Building Details – Survey and plans were submitted.

Lighting- there will be 2 exterior lights on the building. The current plan shows 2 light poles in the parking lot, but they are still working with a lighting engineer.

Parking- – parking exceeds the number of required spaces. The traffic pattern is good. There are sidewalks shown on the plan. A letter is needed from the DOT.

Drainage - Need a letter from the Army Corp of Engineer. Need to review a SWPPP.

Signage – sign shown on plan- size and location will be changed.

Landscaping – Will be planning a landscape barrier on the north side, trees planted about 15 feet apart, need 2-year guarantee on landscaping. Chairman Millard asked to have the plan show where the structures are on the neighboring property so they can see where the building is in relation to the tree screening.

Water Service & Septic System- are working with the Elma Water Department, each building will have a separate 1 ½ inch tap. Need Health Department approval.

Fire Department- have a letter from Spring Brook Fire District.

Applicant advised to return with the missing items. If they have everything they can get preliminary and final approval the same night.

VII. Site Plan Review for 2000 sf 2 story addition to existing building @ 3021 Transit Rd for Great Lakes Building Systems, Inc

Applicant: John Wojdan

Mr. John Wojdan owner of Great Lakes Building Systems, Inc. returned with plans to add an addition to 3021 Transit Rd. Mr. Reid asked if the dimensions had been corrected on the plans and Mr. Wojdan said they had. The plans include adding a new white vinyl fence along the driveway next to the neighboring residence.

EPB reviewed the checklist:

Zoning: commercial- C-3

Site & Building Details – provided

Lighting – on plans, spec sheet provided. Will be lights on 3 sides of the building and no parking lot lights.

Parking- 30 parking spots, traffic layout identified. No new curb cuts.

Drainage - No wetland or drainage issues- approved by town engineer.

Signage – no sign- will apply for sign at a future date.

Landscaping – existing dumpster shown on plans, landscaping plan provided.

Water Service & Septic System- a new water line has already been installed but will need a letter from water department. They are part of West Seneca's Sewer system

Fire Department- plan was reviewed by Blossom fire Department and they provided a letter.

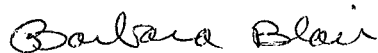
A motion was made by Thomas Reid and Seconded by Robert Waver to give preliminary site plan contingent on receipt of letter from the Elma Water Department Yes-4 No-0. Motion Carried.

The EPB reviewed the SEQR. James Millard made a motion to check box #2 on the SEQR, motion was seconded by David Baker Yes-4 No-0. Motion Carried.

A motion was made by James Millard and Seconded by Robert Waver to give final site plan approval contingent on receipt of letter from the Elma Water Department Yes-4 No-0 Motion Carried.

VI. Adjourn Motion to adjourn at 9:15 by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary