

## **05/17/05 Planning Board Minutes**

The meeting on Tuesday, May 17, 2005 was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present:: David Baker also: Joseph Colern, Bldg Insp  
Michael Cirocco Gene Stevenson, Water Supt  
Anne Fanelli Jim Wyzykiewicz, Town Eng  
James Millard Wayne Clark, Highway Supt  
Thomas Reid  
Fred Streif, Chairman

The minutes of the last meeting of April 19, 2005 were approved as submitted.

Making the Legal Notice for the Public Hearing on the proposed Stone Ridge Estates subdivision on Rice Road part of the minutes, Chairman Streif opened the Public Hearing at 8:12 PM. Attorney Richard Attea, Project Manager Heather Horth, and the four partners of Stone Ridge Estates, Rich Ebeling, Carmen Todoro, Chris Muller and Nick Capozzi were present in favor of the project.

The following people spoke in favor of the proposed subdivision:

Kris Muller of Hall Road would like to see the development move forward so her family can stay in Elma.

Robert Belica of Queensway says farms in Elma are disappearing and this project seems appropriate for this area.

Carmen Todoro stated he supports the character of Elma and that is why residents of Elma have proposed this development, As of this time 13 families from Elma will be living in the development.

The following people spoke against the proposed subdivision:

Leah & Brain Weaver of 141 Rice Rd expressed concerns the impact of the subdivision would have on water, the schools, highway maintenance, traffic on Rice Rd, the sewage disposal system, approval from the fire departments, other proposed developments and limiting growth in Elma. They do not want to change the character of Elma but keep the

Town rural.

Mark Goellner of 951 Rice Rd expressed concerns of the traffic impact on Rice Rd and updating information on the website about proposed developments.

All persons desiring to be heard, having been heard, Chairman Streif closed the Public Hearing at 8:27PM.

A discussion was held after the public hearing on the proposed subdivision. Heather Horth presented 3 letters as previously requested by the Planning Board. One from Neil Rochelle, Superintendent of Schools stating they do not foresee the potential influx as a problem for the school district, a second letter from Elma Fire Co they are satisfied the plans ensure adequate road & fire hydrant access and a third letter from Spring Brook Fire District stating they have no issues or concerns at this time except for the change in location for one fire hydrant. Heather also stated percolation tests are being done and should be complete in approximately two weeks. The process has already begun on the formation of a drainage district and the SEQR. (The SEQR will be directed to the NYS Office of Parks, Recreation & Historic Preservation).

Water Superintendent Gene Stevenson has reviewed the plans and has no problems with the project, but agrees with Spring Brook Fire District about the relocation of a fire hydrant.

Highway Superintendent Wayne Clark has a few concerns on the street specs but is working with the engineers and Town Board to resolve those issues.

Deed restrictions, utilities, street lighting, a traffic study, and screening/barriers were discussed. A sample of the deed restrictions was submitted, but revised, more extensive deed restrictions will be submitted by the next Planning Board meeting to include the percolation results. The existing barrier must be maintained between school property and the subdivision, no existing vegetation is to be removed by Stone Ridge Estates. Ms. Horth presented updated plans with changes as follows:

- drainage tile will be relocated based on aerial topography from the Erie County website
- proposed swale details given
- added 30G+ drainage access easements between lots 25 & 26
- location of the boundary of the potential wetlands (a Phase II wetland assessment was

performed by Earth dimensions)

- water line moved from location of a previously proposed median
- added a 75G+ septic system setback for chapter 100 lots

Stone Ridge Estates was directed to reference the Town of Elma Code Book section 123-20 for the list of procedures to follow for preliminary plat and apply to the deed restrictions on the Chapter 100-2 lots.

Chairman Streif entertained a motion to table this project until the next Planning Board Meeting of June 21, 2005 for further review. Mr. Cirocco so moved, seconded by Mr. Reid. Poll vote G!( 6 ayes.

Under new business:

Town Engineer Jim Wyzykiewicz informed the Board Iroquois has bid out the proposed soccer field project on Girdle Rd, next to the Boys & Girls Club and work should begin soon. A letter will be sent from the Planning Board regarding the submittal of plans of this project for the Planning BoardG!+s review. Jim also reported on Springbrook Shores development plan to build 1/3 of the homes on the high water table.

Correspondence was received from the Pipeline Group regarding a one day seminar on May 24, 2005. Also, correspondence was received from Erie Co Dept of Environment & Planning regarding a new Review Planner for the Town of Elma.

There being no further business, the meeting was adjourned at 10:14PM.

Respectfully submitted,

Jennifer M. Ginter  
Secretary/Clerk