

PLANNING BOARD

TOWN of ELMA
1600 ~~1040~~ BOWEN ROAD
ELMA, NEW YORK 14059

The meeting on Tuesday, October 18, 2005 was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: Dave Baker also: Tom Stynes, Asst Bldg Insp
 Michael Cirocco Jim Wyzykiewicz, Town Eng'r
 Anne Fanelli Rosemary Bapst, Dep Town Atty
 James Millard Robert Pierce, Town Atty
 Thomas Reid Dennis Powers, Councilman
 Robert Waver
 Fred Streif, Chairman

The minutes of the last meeting of September 20, 2005 were approved as submitted.

The first item on the agenda was a referral from the Town Board for a Site Plan Review for The Olde Steeple at 381 Main Street. H. Dale and Diane Kling were present for this project. Mr. Kling state they would like to open an antique and gift store in the existing church on Main St. The building will basically remain the same except for the roof and the addition of a steeple. The existing parking lot will be expanded for more parking. Handicap ramps will be added inside for a handicap accessible bathroom at the back of the building. Lighting was addressed and should be kept to a minimum. The Town Engineer has reviewed the drainage and has not found any problems except for a concern there be no construction in the flood plain north of the property. Mr. Wyzykiewicz does not recommend a drainage district being formed on such a small parcel. The Building Department has received a letter from the County approving the septic. Permits will be required for any alterations and advertising signs. Chairman Streif made the motion to check the second box for a Negative Declaration on the Type II SEQR for The Olde Steeple at 381 Main Street. Seconded by Mr. Waver. Poll vote – 7 ayes. Motion carried.

Chairman Streif entertained a motion to approve the Site Plan for The Olde Steeple. Mr. Millard so moved, seconded by Mr. Waver. Poll vote – 7 ayes. Motion carried.

The next item on the agenda was a SEQR review for Stone Ridge Estates Subdivision on Rice Rd with a referral to the Town Board. Representing Stone Ridge Estates were Mark D. Alianello, PE and members of NRCC Colony Corp. Chairman Streif questioned a few items of concern:

1. The DEC Permit required if there is any physical alteration to within 50' of Tributary 13 of the Buffalo Creek. Mr. Ailianello assured the Board there will not be any alterations within 50' of the stream.
2. The deed restrictions regarding the properties within the 100' buffer of the wetlands. Residents will be restricted from building or disturbing the area.

3. A Phase I Archaeological Study was complete and OPRHP recommends a Phase II investigation be done. After much discussion, the Planning Board feels a Phase II Archaeological Investigation is not required. The Town Board being Lead Agency on the SEQR would make the decision as to whether a Phase II study should be done.
4. A SPEDES Permit was mentioned but doesn't apply because of septic systems.
5. The Ag District was discussed.
6. The cleaning of an existing ditch along the railroad tracks. A permit will be required from the DEC if the area will be affected.

Chairman Streif entertained a motion the Planning Board check box #2 on the Environmental Review Referral which states "The proposed action does not present any known concerns, but we would be interested in attending an informational conference if one is held," recommending a Negative Declaration as a concerned Agency on the SEQR for Stone Ridge Estates. Mr. Reid so moved, seconded by Mr. Cirocco. Poll vote – 7 ayes. Motion carried.

Old Business:

Chairman Streif mentioned the Town Board approved the Conservation Easement Ordinance and the formation of a 7 member Conservation Board. Anyone interested should submit an application.

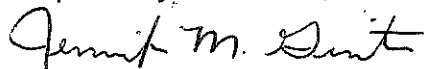
New Business:

Chairman Streif received correspondence for a video on open space development.

Lieutenant Governor Mary Donohue sent a letter regarding a new Quality Communities Grant Program for financial assistance from the Environmental Protection Fund. Grants may be applied for Intermunicipal Growth Programs, Community Growth Programs and Community Open Space Programs. Chairman Streif made the motion the Planning Board recommends the Town Board apply for an application for grant money from the Environmental Protection Fund for a Community Open Space Program in connection with the Town of Elma's Conservation Easement Ordinance. The application Deadline is December 5, 2005. Seconded by Mr. Millard. Poll vote – 7 ayes. Motion carried.

There being no further business, the meeting was adjourned at 9:02PM.

Respectfully submitted,



Jennifer M. Ginter
Secretary/Clerk