

## TOWN of ELMA PLANNING BOARD

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

### MINUTES OF REGULAR MEETING- April 15, 2014

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday April 15, 2014 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

#### PRESENT:

Deputy Chairman James Millard

Member David Baker

Member Robert Waver

Alternate Charles Putzbach

#### ABSENT:

Chairman Thomas Reid

Member Michael Cirocco

Member Michael Cleary

Member Gregory Merkle

#### TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney

Raymond Balcerzak, Asst. Bldg. Inspector

James Wyzykiewicz, Town Engineer

#### I APPROVAL OF MINUTES - March 18, 2014

Motion made by Robert Waver and Second by David Baker to approve the Minutes of the EPB Regular Meeting held on March 18, 2014.

Ayes: 4. Nays: 0. Motion Carried.

## II COMMERCIAL BUILDING - Seneca St between Northrup & Streif Rds.

Owner of Creative Land Development Bo Tucker and Engineer John Schenne appeared to present plans for a 60'x106' Metal Building with an attached 20'x30' office in the front facing Seneca Street. The total square footage is 6,960 sq. ft., 100 feet frontage, located on a total of 17AC. The proposed site will occupy less than one AC. Mr. Tucker stated that at this time he has no plans to make the proposed project a separate parcel from the total acreage.

He said he will be using the building for personal storage of cars and motorcycles. He did indicate that he may lease space at a later time and "may sell a car". (note: C-2 Commercial Zone, Business Hours on Preliminary BUP of Mon-Saturday 7AM-4:30PM.) Asked about "4 employees" listed on his Preliminary BUP, he said it is an estimate but that he will need help to maintain the property.

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The all metal building will be constructed by Finger Lakes Construction. The sides (east & west elevations) and the rear (south elevation) will be a combination of dark brown siding on the bottom and ivory on the upper portion. The front office (north elevation) and sides will have decorative stone on the bottom, ivory siding on the top. The roof will be dark brown. There will be two overhead doors and two man doors on the east side, with all open space on the inside. Height of the walls is 16 feet. Over the two bay doors and the three man doors will be wall packs, dark sky compliant, LED 18 W. Radiant heating will be installed, no air conditioning and no roof top units.

A free standing sign, 4x8, will be in the front, illuminated from both sides. A total of 17 parking spaces (10x20) are planned, two of which will be HC. A sidewalk will be to the front door only. No landscaping plan was provided. Initially Mr. Tucker said the front was going to be grass but in discussion with the EPB, changed this to

include some bushes. He agreed to submit a landscaping plan with estimated cost and a two year warranty on all plants.

There will be a septic system requiring Erie County Health Department approval. A back flow preventer will be installed per the Elma Water Department request.

Mr. Schenne indicated there are no wetlands. A detention pond will be installed. Town Engineer Wyzkiewicz said a Drainage District should be formed for the entire parcel. Mr. Tucker would have to seek Town Board approval. Mr. Schenne said an application has been sent to the Erie County Highway Department. Also required will be a letter from the Spring Brook Fire Department regarding emergency access.

Deputy Chairman Millard filled out the EPB Checklist for Site Plan Review. The following were determined to be required before Final Site Plan Approval would be granted:

1. Survey of entire parcel showing location of proposed building.
2. Landscaping Plan with value of plantings and two year warranty.
3. Drawing of sign with dimensions, colors, lighting and placement detail.
4. Letter from Spring Brook Fire Department regarding emergency access.
5. Letter of approval from EC Health Department for septic system.
6. Letter of approval from EC Highway Department.
7. Confirmation of request to Town Board for Drainage District.
8. Corrections to Preliminary BUP:
  - Proposed Use: No mention of personal storage use only at this time.
  - Size of Building: No measurements for main building or office area.
  - Total Floor Area: Correct to 6,960 square feet.
  - Customers/Employees: Clarify or correct numbers used.
  - Air Conditioning: Correct HVAC: no AC; radiant heating.
  - No. of Parking Spaces: Correct to 16 spaces including 2 HC.

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Motion made by Robert Waver and second by Charles Putzbach to grant Preliminary Site Plan Approval.

Ayes: 4. Nays: 0. Motion approved.

### III WORKSHOPS

#### (1) DEC WEBINARS - EAF Process

4/29, 5/6, 5/13, 5/15, 5/22 (1 1/2 hour sessions @ various times)

#### (2) ANNUAL LOCAL GOVT CONFERENCE - Environmental Southern Tier West - May 7th 7:30-4 - Houghton College

#### (3) CFLRPC - SPRING LOCAL GOVT WORKSHOP

Planning & Zoning May 15th - Pittsford, NY

Secretary Diane Rohl advised the EPB that she is working with Drew Reilly to offer an in-house Workshop on subdivisions and cluster developments. It will cover SEQR, and applicable local codes and NYS laws and will be given prior to a regular EPB meeting. No date has been set as yet.

### IV FYI

Bldg Inspector's Report - February not received.

ECB Minutes - Town Web Site

ZBA Minutes - Town Web Site

Town Board Minutes - Town Web Site

MDCC Minutes - Town Web Site

### V AUDIENCE RECOGNITION

None.

VI ADJOURN

*Motion made by David Baker and second by Robert Waver to adjourn at 8PM.*

*Ayes: 4. Nays: 0. Motion approved.*

*Respectfully submitted,*

*Diane Rohl,  
EPB Secretary*