

TOWN of ELMA PLANNING BOARD

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF REGULAR MEETING- September 16, 2014

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday September 16, 2014 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

Chairman Thomas Reid
Member David Baker
Member Michael Cirocco (arrived 7:15)
Member Michael Cleary
Member Gregory Merkle
Member James Millard
Member Robert Waver
Alternate Charles Putzbach

ABSENT:

None.

TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney
Raymond Balcerzak, Asst. Bldg. Inspector
James Wzykiewicz, Town Engineer

I APPROVAL OF MINUTES - July 15, 2014

Motion made by David Baker and second by Robert Waver to approve the Minutes of the EPB Regular Meeting held on July 15, 2014. (August meeting cancelled.)

II YOUR IMAGE-THE NEW YOU (HAIR SALON) - 3211 Transit @ Winspear Rd

Salon Owner Suzan T. Palumbo was accompanied by her husband Victor. She explained that she currently has health issues and will not be able to do the interior work necessary for her to begin business in the Adams Martial Arts Building. She also said that she had found a turn-key location in Lancaster which is smaller and more affordable and would be going there instead. She noted that she may consider the Elma location "down the road". Chairman Reid suggested that since she was there, that she go ahead with the process before the EPB.

Owner Palumbo said the space she was looking at is currently vacant. All work would be on the interior. The salon would be facing Transit Road. The doors would be separate from the Fitness Center and there would be a sign above them. Her patrons would be using the public restroom. There would be three employees, about four customers at a time with parking in the rear. Hours would be Tuesday through Saturday, 8:00 AM - 8:00 PM. She said she was on the Town Board Agenda for 9/17 for PBUP. EPB suggested that she cancel at this time.

Bill Adams of Adams Martial Arts, came to the meeting later and affirmed the situation of his aforementioned proposed tenant.

Motion made by James Millard and second by Michael Cirocco, recommending Preliminary Site Plan Approval ; also recommending that drawings be done by a professional and details on the sign and lighting be included upon her return.

III STORAGE BUILDINGS (2 @ 50'X50' EACH) - 6890 Seneca @ Conley Rd

Owner Mark Subjeck and Contractor Todd Huber of Building Solutions appeared before the EPB, giving details regarding the construction of two 50'x50' metal buildings to be used for storage of RVs and cars. Mr. Huber distributed a more detailed Site Plan dated 7/10/14. The lot size is 333' x 141.25', zoned C-2 with a small piece zoned as Industrial. He said the existing pine trees will remain with at least a 40' buffer area.

The buildings face Conley Road, with a 50' frontage. Included was a site elevation for the south side (front) only. Both are to be constructed to the rear of the building that previously housed the law offices of Sakowski & Markello, now converted to an apartment and being rented. The rear of the property adjoins Berg's who also has storage buildings. Oakgrove Construction is located on the opposite side of Conley Road. A private residence borders on Seneca Street.

The exteriors will be a vertical, metal siding, "most probably brown", with cultured stone "base common" veneer 48" high ; also one 12'x14' overhead door, two double hung windows and one man door, all on the front side only. The other three sides will be vertical metal siding. One exterior light (down lit) is shown on the building. Roof will be shingles. Chairman Reid commented that some plan dimensions were too small to read. The building code specifies a maximum lot coverage of 75%.

There are two driveways providing ingress/egress from Conley Road that are located on the left and right of the parking lot. A total of 8 parking spaces are provided: four including one HC at front Building; four in front of adjacent Building with a length of 20'. (width not shown) Six feet wide concrete sidewalks extend part of the way in front of each building. (no length shown) Landscaping consists of 2 - Dogwood, 13 - White Pine, and 6 - Juniper Chinensis located in two islands at either end of parking. (no estimated value or warranty)

Mr. Huber was uncertain as to whether there would be any indoor plumbing. He said he was "thinking about it but the septic system would have to be updated. There would be one common system between the old building and the storage buildings". The interior floors would be concrete. No bathrooms. He also said: "We don't have a factual tenant; put together what we would have."

Mr. Huber was advised that the following will be required prior to Final SPA:

1. Preliminary Business Use Permit from Town Board.
2. Site Plan indicating layout of buildings and location of existing house.
3. Exterior building dimensions.
4. Elevations (4 sides) with dimensions, designs, materials, colors including building height, roof pitch, roof material and color.
5. Location of all lights, type and wattage.
6. Show parking space and sidewalk dimensions.
7. Curb cuts with approval letter by appropriate agency.
8. Location of signs and size (if any).
9. Drainage Plan - to be approved by Town Engineer.
10. Approval by Town Board establishing Drainage District. (rec. Wyzykiewicz)
11. Indicate location of bathrooms (if any).
12. Details of septic system & letter of approval from EC Dept of Health.
13. Letter of approval from Elma Water Department for any water service.
14. Letter of approval from Springbrook Fire Co. regarding ingress/egress.
15. Landscaping Plan with estimated value and two year warranty. (144.86.14)
16. Type I Short Form SEQR. (Part I completed with signature)

Motion made by Chairman Reid and second by Gregory Merkle to grant Preliminary Site Plan approval contingent upon the required information as outlined in items 1. - 16.

Ayes: 7. Nays: 0. Motion Carried.

IV WORKSHOPS

Training for Local Boards - NCC, Sanborn, NY

October 9th: 5-9:30 PM (4 hrs educational credit)

Fall Regional Local Gov Workshop - Batavia, NY

November 5th: 9AM - 5 PM (7 hrs educational credit)

V Fall In-House Workshop (2 hrs)

After a brief discussion, it was decided that the second EPB workshop for 2014 will be in-house and scheduled from 6-8 PM on November 18th, prior to the regular EPB meeting. Secretary Diane Rohl will be responsible for developing and presenting the materials. It will be an interactive program involving the EPB members and be eligible for two hours of educational credit.

Topics covered will be:

- Review of Town Codes as they apply to EPB decisions.
- Overview of new SEQR and Internet applications.
- Review of Performance Design Guidelines for any suggested updates.

VI FYI

Citizen Letters (2) Re: Tracy Drive Subdivision
Citizen Letter re: potential rezoning of Seneca St @ Streif Road
Bldg Inspector's Report - July & August 2014
ECB Minutes - Town Web Site
ZBA Minutes - Town Web Site
Town Board Minutes - Town Web Site
MDCC Minutes - Town Web Site

VII ADJOURN

Meeting adjourned at 8:15 PM by unanimous consent.

Respectfully submitted,

Diane Rohl,
EPB Secretary