

# PLANNING BOARD

TOWN of ELMA  
1600 1810 BOWEN ROAD  
ELMA, NEW YORK 14059

The meeting on Tuesday, September 20, 2005 was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: Michael Cirocco           also: Joseph Colern, Building Insp  
                          Anne Fanelli                           Eugene Stevenson, Water Supt  
                          James Millard  
                          Thomas Reid  
                          Fred Streif, Chairman

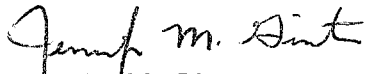
The minutes of the last meeting of August 16, 2005 were approved as submitted.

The first item on the agenda was a Preliminary Site Plan Review for South Blossom Ventures LLC and Tom Greenauer Development. Norm Merriman and Michael Higgins co-owners of South Blossom Ventures and Tom Greenauer Development were present for the meeting. The Elma Town Board had tabled the preliminary Business Use Permit for Tom Greenauer Development at the Town Board Meeting of September 7, 2005 and has referred this matter to the Planning Board for review and a report to be submitted back to the Town Board. Mr. Merriman stated the intent of Tom Greenauer Development is to move the entire existing business to the new site with more room for storage and larger office space. Mr. Merriman said they would like to begin moving materials from the south west corner the present site to the new site at New Bullis and South Blossom. Paperwork has been submitted to the Army Corp of Engineers and they are waiting for the wetland permits. The roadway and buffers were discussed. John Warchocki of 91 New Bullis Rd, Thaddeus Sluberski of 871 Bullis Rd and Joseph Sluberski of 480 Pound Rd expressed concerns over traffic, road widening & maintenance, drainage and flooding, future use of the old Greenauer property, asphalt processing and concrete crushing. Mr. Merriman was informed of the Town Code 144-89 regarding prohibited uses. There will be no stump grinding, no asphalt processing, just stock pile of road millings. Topsoil screening will take place on site. (see Greenauer's letter to Town Board on intended use). The recyclables on the property are for Greenauer's use only. Chairman Streif entertained a motion the Planning Board recommend to Town Board the approval of the Preliminary Business Use as this is appropriate use for the area conditional upon no crushing of concrete and other prohibited uses as per the Town Code 144-89 and a time frame for surrendering the old Business Use Permit be determined at the Site Plan Review. So moved by Mrs. Fanelli, seconded by Mr. Millard. Poll vote – 5 ayes. Carried.

The next item on the agenda was a sketch plan and recommendation for rezoning a proposed subdivision on Girdle and Bullis Rds. Property owner Robert Hesse and Mike Borowiak from Nussbaumer & Clarke Inc were present for the meeting. Chairman Streif reviewed a copy of a letter sent to the Town Board from Robert and Cathy Hesse stating they will voluntarily limit the number of lots they will sell per year to six lots. 20 lots are proposed with lots 1-5 along Girdle Rd being in Res. B. The remaining 15 lots which are 2+ acres are zoned Res. C/Ag and will require a rezone to Res. B. Countryside Lane will be built to Town Highway specs and approval of the Elma Fire Department, placement of water lines and hydrants will be to Water Department specs, lots will be of minimum sq. footage, there will be individual septic systems and deed restrictions. The Board has concerns with Lot 11, the only 280-A lot, and asked Mr. Hesse if he could change that lot. The Planning Board prefers the driveways for Lots 8 & 20 come off the proposed road not Bullis Rd. The County Ag District pertaining to this property was discussed. Mr. Millard made the motion to recommend the Town Board rezone the Hesse property at Girdle & Bullis Rds presently zoned Res. C/Ag to Res. B. as this is appropriate use for the area contingent upon the removal from the Ag District. Seconded by Mr. Cirocco. Poll vote – 4 ayes. 1- no. Carried. (Mrs. Fanelli voted no).

There being no further business, the meeting was adjourned at 10:28PM.

Respectfully submitted,



Jennifer M. Ginter  
Secretary/Clerk



**Tom Greenauer**  
DEVELOPMENT, INC.  

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**SITE CONTRACTOR**

P.O. BOX 250  
SPRINGBROOK, N.Y. 14140-0250  
TELEPHONE 716 675-9434  
FAX 716 675-4739

September 2, 2005

The Honorable Town Board of Elma,  
Neighbors, and Friends

Tom Greenauer Development, Inc. has been operating in the Town of Elma for plus or minus 33 years. Our "Site Contractor" status would further be described that our company specializes in utility construction, such as storm, water and sanitary installations. Also, we are involved with asphalt paving, earthwork, and snow removal. Complimenting our business, we also process, store, and distribute recyclables such as topsoil, common fill, asphalt millings, crushed concrete, mulch, gravel and stone. This recyclable storage area will be in an area directly behind Howbill Auto Parts property, in the north eastern section of our overall parcel. This area will be passively used, but not developed.

We propose the construction of a +/- 30,000 s.f. office/commercial building and related parking and lighting facilities, storm water detention storage areas, landscaping and access roads on a 10 acre parcel at 401 South Blossom Road, Elma, NY. The building will be used by Greenauer for its construction and contractor purposes.. The development will be tastefully designed with over 3 acres of green space, comprised of existing wetlands, rolling berms planted with native nursery stock, storm detention and formal lawn area. The building will house Tom Greenauer Development, Inc. offices and other lessees in the 2 floor front building area. The rear shop area will generally be 1 floor with elevated offices for shop personnel, also there will be storage areas for vehicle and equipment support, services etc. and open repair areas for trucks and equipment.

If anyone has any questions regarding this communication or site plans, please feel free to call me at 675-9434.

Respectfully submitted,

TOM GREENAUER DEVELOPMENT, INC.

Michael J. Higgins  
Vice President/Treasurer

MJH;mk

pd \$75.00  
ck# 53700  
9-7-05

Preliminary USE

# Town of Elma, New York

## Application for "Use" Permit



Date 9/2/05

1. This application is for a "use" permit for property located at South Blossom Road

2. Property owner's name: South Blossom Ventures, LLC  
address: P.O. Box 250, Springbrook, NY 14140-0250

3. Lessee or applicant's name: Norman R. Merriman  
address: 1300 Emery Road, East Aurora, NY 14052

4. Type of "use":  Business  Retail  Industrial  Storage  Assembly  Restaurant  
 Other, specify \_\_\_\_\_

Proposed days and hours of operation: \* See Below \* M-F 6am - 6pm

5. Description of proposed "use" See Attached Letterhead

6. Business name Tom Greenauer Development, Inc.

7. Zone:  Industrial  Commercial  Residential  A  B  C

8. Size of Lot: (in feet): frontage 400 Depth 1000 Rear 400  
 Conforming  non-Conforming

9. Size of Building: (in feet) Frontage 200 x 50 Depth \_\_\_\_\_ Rear 200 x 80  
No. of stories 2 Total floor area for this use 30,000 sf

10. Maximum number of persons to occupy this use:  
Vendors / Customers +/- 10/day Employees 30 -onsite 60 -offsite Other \_\_\_\_\_ No. of Lavatories 3

11. State type of business or "use" adjoining this premise in the same building: Professional

12. What other structures, if any, are located on the same lot: Currently, a house & barn are planned for dem

13. What "use" is made of other structures: N/A

14. Type of Construction of building:  
Exterior Walls \_\_\_\_\_ Interior Walls \_\_\_\_\_ Ceiling \_\_\_\_\_  
Floor \_\_\_\_\_ Floor Framing \_\_\_\_\_ Windows \_\_\_\_\_  
Roof \_\_\_\_\_ Roof Framing \_\_\_\_\_

15. Heating System:  Steam  Hot Water  Forced Air  Other, specify \_\_\_\_\_  
Heat Distribution (type)  Radiator  Duct  Unit Heater  Space Heater

16. Air Conditioning  Yes  No

17. Fire Protection equipment: Sprinkler System  Yes  No, All Areas  Yes  No  
Fire Alarm System  Yes  No, Fire Extinguishers: Type \_\_\_\_\_ Quantity \_\_\_\_\_  
Other \_\_\_\_\_

18. Type of Flammable Material to be produced, store, displayed, or sold in this building or area \_\_\_\_\_  
petroleum, cleaners, millings, stone, concrete, topsoil, fill, mulch  
List all other materials see letterhead

19. Size of Parking Area (in feet): Width 64 Length +/- 240  
No. of Parking Spaces: Customer 5 Employee 42

20. No. of Advertising Signs on property: \_\_\_\_\_ Size \_\_\_\_\_

Norman R. Merriman

(716) 675-9434

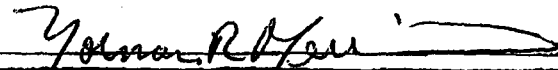
87) - Text 12  
ACT I.D. NUMBER

SEQR

§17.21  
Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR South Blossom Ventures, LLC	2. PROJECT NAME None
3. PROJECT LOCATION: Municipality Town of Elma County Erie	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 401 South Blossom Road Elma, NY 14059	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of and siterpreparation for a commercial / industrial building, approx. 30,000 s.f. and appurtenant parking and lighting facilities, storm water detention, storage areas, access roads, and landscaping	
7. AMOUNT OF LAND AFFECTED: Initially <u>7</u> acres Ultimately _____ acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(ies) and permit/approvals US Army Corps of Engineers wetlands permit, ECIDA financial assistance	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: South Blossom Ventures, LLC	Date: 9/2/05
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

# PLANNING BOARD

TOWN of ELMA  
1600 ~~1010~~ BOWEN ROAD  
ELMA, NEW YORK 14059

September 21, 2005

The Honorable Town Board

Ladies and Gentlemen:

This is to inform you of the following action taken by the Planning Board at the meeting on September 20, 2005.

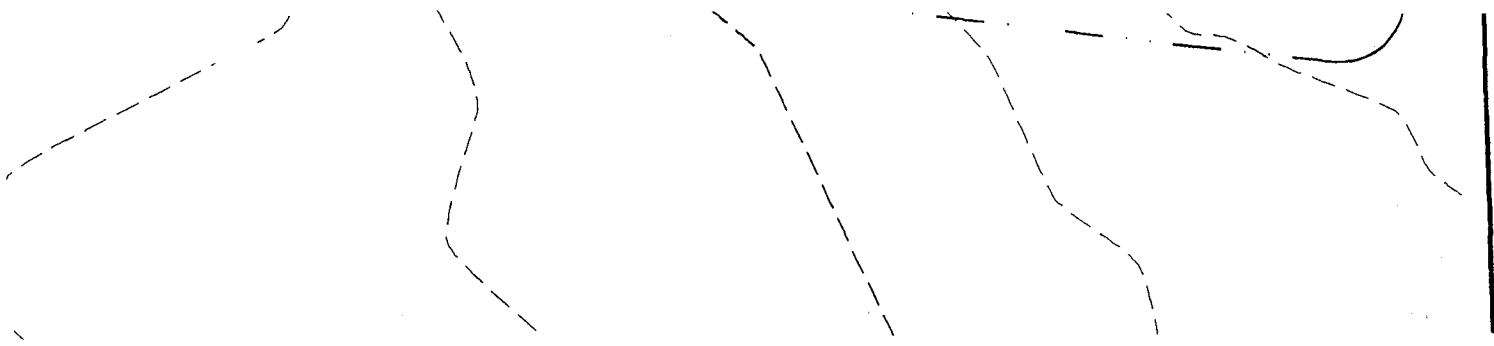
The motion was made, seconded and passed that we recommend the Town Board approve the Preliminary Business Use Permit for Tom Greenauer Development as this is appropriate use for the area conditional upon no crushing of concrete and other prohibited uses as per the Town Code 144-89 and a time frame for surrendering the old Business Use Permit be determined at the Site Plan Review.

Elma Town Planning Board



Fred Streif, Chairman

jmg



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

*Nussbaumer*  
& Clarke, Inc.



ENGINEERS AND SURVEYORS  
BUFFALO, NY

**TOM GREENAUER DEVELOPMENT**  
**OFFICE COMPLEX**  
SOUTH BLOSSOM VENTURES, LLC  
TOWN OF ELMA, NEW YORK

**PRELIMINARY SITE-PLAN**

SHEET NO

1

OF

1

# PLANNING BOARD

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

September 21, 2005

The Honorable Town Board

Ladies and Gentlemen:

This is to inform you of the following action taken by the Planning Board at the meeting on September 20, 2005.

The motion was made, seconded and passed that we recommend the Town Board rezone the Hesse property at Girdle & Bullis Rds presently zoned Res.C/Ag to Res. B as this is appropriate use for the area contingent upon the removal from the Ag District.

Elma Town Planning Board



Fred Streif, Chairman

jmg



*jen*

COUNTRYSIDE DEVELOPMENT  
ROBERT & CATHY HESSE  
151 Briggswood Drive  
Elma, New York 14059

July 1, 2005

ELMA TOWN BOARD  
1600 Bowen Road  
Elma, New York 14059

Re: ***Rezoning Parcel of Land;  
Bullis and Girdle Roads***

Dear Town Board Members:

In consideration of my request to have the parcel of land located at the northeast corner of Bullis and Girdle Roads rezoned from "C" to "B", and to move this process forward, we propose the following:

We offer to **voluntarily limit the number of lots we will sell per year to six (6) lots**. As long term residents, we understand the Town of Elma's desire for **smart and controlled growth**. This voluntary limit will be subject to any Building Permit Cap that the Town subsequently sets by either Code provision or Resolution.

Pursuant to changes requested in our site plan we have offered, at a minimum, 280-A size lots (2+ acres) in those areas where Rezoning is required. This is consistent with the Master Plan and the stated desire of the Board for larger lots in order to retain the character of Elma to the extent possible and reasonable.

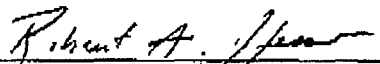
Thank you for your consideration in this matter. It is our sincere belief that if the Elma Town Board allows the Rezoning process and, as a consequence, the site plan process, to go forward

*Page 2 of 2*

the result will be a controlled development that will be a mutual asset to the community and those individuals that will be afforded the opportunity to either remain in, or become a part of, this great community.

We look forward to your response. We are further available to present any additional documentation you deem necessary.

Respectfully submitted,

  
\_\_\_\_\_  
ROBERT HESSE & CATHY HESSE

RH&CH/cr