

TOWN OF ELMA PLANNING BOARD

1600 Bowen Road, Elma, New York 14059

Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~ April 19, 2016

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, April 19, 2016 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member David Baker
Member James Millard
Member Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

ABSENT:

*Member Gregory Merkle
Member Michael Cleary*

TOWN REPRESENTATIVES:

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

I. APPROVAL OF REGULAR MEETING MINUTES ~ MARCH 15, 2016

Motion made by Charles Putzbach and second by Robert Waver to approve the Minutes of the EPB Regular Meeting held on March 15, 2016. Motion Carried.

II. DON JUAN MEXICAN RESTAURANT @ 7200 SENECA STREET

Michael Anderson of Abstract Architecture represented Marco Mendoza who is the owner of Don Juan Mexican Restaurant. Mr. Anderson submitted plans for a 15' x 40' concrete patio enclosed with a metal rail on the North side of the patio. After application was submitted it was realized that additional parking in the rear of the existing restaurant is needed due to issues with street parking. We are proposing an additional 50 or 60 feet wide and 100 feet deep which will give us an additional 20 parking spaces. It was asked to be noted from the EPB that there is to be no music played outside. Chairman Cirocco reviewed the EPB Checklist for items submitted. Due to the parking being added after the fact we will also need a new SEQOR submitted. After further review we will make a motion to approve Preliminary Site Plan approval with a return of revised final site plan regarding the following issues:

- a.) Designating parking spaces to include new, existing and handicapped spaced on final site plan.*
- b.) Submit water drainage plans to be reviewed and approved by Town Engineer.*
- c.) Identify enclosed dumpster space on final site plans and show additional lighting in back.*

Motion made to approve Preliminary Site Plan made by James Millard and second by David Baker. Yes~6. No~0. Motion Carried.

III. JOHN NUTTLE LOCATED AT 1021 MAPLE ROAD

John Nuttle is submitting an application for a proposed Commercial Cold Storage Building located at 1021 Maple Road. Plans are for a 60' x 160' wood frame storage building with a metal roof and siding. It will be located behind the existing Cold Storage Building that is currently there. The proposed building will be used for storage of personal classic cars, boats and campers. All items will be stored inside. With review of the EPB Checklist drainage plans have been reviewed by the Town Engineer. There will be no street windows needed due to the building will not be seen from the street. There will be one light over each man door. A SEQR has been submitted and reviewed. Motion made by Thomas Reid to approve SEQR and second by David Baker. Chairman Cirocco noted that Mr. Nuttle submitted for a Preliminary Site Plan review but I see no reason not to grant Final Site Plan review. Motion to grant Final Site Plan review made by Thomas Reid and second by James Millard. Yes~6. No~0. Motion Carried.

IV. 6350 LLC LOCATED AT 6350 SENECA STREET

Todd Huber along with Aaron Huber were present to submit application for modifications to a Multi-Family Unit (Springbrook Hotel) located at 6350 Seneca Street. We are proposing a 6 unit Dwelling with 3 units on each floor plus a detached 8 Bay Garage. The one addition that has been made to the structure is we will be adding a two story entrance to the second floor which will allow us to access the apartments on the second floor. There will be a handicapped apartment on the first floor in the front. The rear of the 1st floor building there will be patios so you will have ability to exit and the second floor there will be decks. The two story windows which will be recaptured is kind of reminiscent of the original Town Hall. The second story units will have lofts. We will be adding an 8 bay garage which will go directly behind the building with overhead lighting. Four additional parking spots have been added to the sketch plan. We will have soffit lighting in the portico and maintain decorative lighting on the building. We have acquired the property along the N. Davis side for green space that we would like to build a water fall which would kind of bring back like a spring brook. There will be grass on the back side behind the 8 bay garage. The only driveway entrance will be located off of Seneca Street.

EPB reviewed SEQR and determined there were no significant environmental impacts based upon the answers that were presented to us. Mr. Huber was referred to the EPB by the Town Board acting as Lead Agency. Final SEQR approval is to be made by the Town Board as Lead Agency. The Town Board has requested that Mr. Huber files for a drainage district. Letter for septic was submitted from Schenne & Associates. If signage is required it must be submitted to the Building Department for final approval. Application was submitted to us as a Preliminary Site Plan approval but EPB would like to make a Motion to grant Final Site Plan based upon the following contingencies:

- a.) Approval letter from the Springbrook Fire Company regarding emergency access to the Building Department.
- b.) Formation of a Drainage District.

Motion was made for Final Site Plan approval with contingencies by James Millard and second by Thomas Reid. Yes~6. No~0. Motion Carried.

V. ADJOURN

Motion to adjourn at 8:50 by unanimous consent.

Respectfully submitted,

Brenda Barry
Elma Planning Board Secretary