

TOWN OF ELMA PLANNING BOARD

1600 Bowen Road, Elma, New York 14059

Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~ June 20, 2017

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, June 20, 2017 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

Chairman Michael Cirocco

Member David Baker

Member Charles Putzbach

Member Robert Waver

Alternate Thomas Reid

TOWN REPRESENTATIVES:

Raymond Balcerzak, Asst. Building Inspector

Phyllis Todoro, Town Attorney

James Wyzykiewicz, Town Engineer

ABSENT:

Member Michael Cleary

Member Gregory Merkle

Member James Millard

I. APPROVAL OF REGULAR MEETING MINUTES ~ MAY 16, 2017

Motion made by Thomas Reid and second by Charles Putzbach to approve the Minutes of the EPB Regular Meeting held on May 16, 2017. Motion Carried.

II. SKETCH PLAN REVIEW FOR CAMP CENTERLAND ESTATES SUBDIVISION

Christopher Wood, PE/Carmina Wood Morris, D.P.C. and Nick Capozzi, current property owner was present to submit Sketch Plan Review for Camp Centerland Estates Subdivision. Mr. Wood stated that they are proposing a twenty-five lot single family subdivision in the Residential B zoning district which has approximately 40 plus acres. Some lots will use Bullis Road and the remainder of lots will be on the front of a new proposed public road approximately 1200 linear feet long. The lot sizes vary from 35,000 square feet which is the minimum lot size requirement and up to over 5 acres with the cul-de-sac lots in the back. There is no sewers in this area so we will have to do septic. We are proposing a public water main and associated fire hydrants along the road. This is the old camp center land property on the eastern side of the creek and the west portion will remain vacant now.

II. SKETCH PLAN REVIEW FOR CAMP CENTERLAND ESTATES SUBDIVISION (CONT.)

According to §123.6 B(2) Classification of the sketch plan is to be made at this time by the Planning Board as to whether it is a minor or a major subdivision as defined in these regulations. A notation regrading classification shall be made by the Planning Board directly on the sketch plan. The Planning Board may require, however, when it deems necessary for protection of the public health, safety and welfare, that a minor subdivision comply with all or some of the requirements specified for major subdivision. If the sketch plan is classified as a minor subdivision, the subdivider shall comply with the procedure outlined in Article IV, §123-7, of these regulations. If it is classified as a major subdivision, the subdivider shall then comply with the procedures outlined in Article IV, §§ 123-8 & 123-9. The EPB has determined it is zoned properly and the zoning is as a Major Subdivision. This will be noted on the Sketch Plan drawings and initialed by Chairman Cirocco.

A letter was submitted by James Wyzykiewicz, Town Engineer who was going to be a little late and wanted his concerns to be addressed (copies of this letter were given to Mr. Wood and Mr. Capozzi). Mr. Wyzykiewicz referenced lots 21-25 in regards to drainage improvements (i.e. ditches, pipes, retention/detention ponds) cannot be part of any building lot. These drainage areas will be deeded to the Town of Elma and be managed by the Drainage District. These lots will then become undersized and will have to be reconfigured. Also, the exact location of the perc tests holes and bore pits need to be located on the map cover and these locations will be where the septic systems will be located. Mr. Wood noted these lots are currently larger than they need to be by code of 35,000 square feet and some are 40,000 square feet plus and Mr. Wood has the ability to take a slice of land in the back and separate that out and dedicate that to the town or push the road out. Mr. Wood noted the corner lots were made a little larger due to having two front setbacks.

The EPB addressed that this land has a history of not perking well and final site plans need to show where the perc test will be done and proof. Mr. Wood stated some perc tests have been done and have passed. Any lots 2 acres plus (lots 15, 16, 17 & 18) or larger can have a sand filter and will not have to perc.

The EPB asked about the gas easement on the sketch plans. Mr. Wood explained that the gas company will evaluate the gas easement to see if it is still productive or not due to the age of it. It is a private easement with Great Lakes Energy Partner.

The EPB asked Mr. Wood and Mr. Capozzi what are the plans with the rest of the site? Mr. Capozzi stated that possibly Phase 2 could be Patio Homes and Phase 3 would be tying it with the plaza on Bowen Road. Mr. Capozzi referenced that these would be treated as three separate projects.

II. SKETCH PLAN REVIEW FOR CAMP CENTERLAND ESTATES SUBDIVISION (CONT.)

Chairman Cirocco does not feel we have enough data to approve the project at this point. The sketch plan is of interest with the EPB and the EPB would like to proceed moving forward with a full site plan review. After determining that this is a Major Subdivision, Chairman Cirocco reviewed § 117-2 B (1-4) Sketch plan conference. At this sketch plan conference, the Planning Board shall take one of the four actions. It shall:

- (1) Determine that the project is limited in scope, with compatible land use and site design characteristics, thus requiring no further review under this chapter.*
- (2) Approve the project if the data contained on the sketch plan, as submitted, justifies and supports such approval.*
- (3) Determine that the project does require full review under this chapter, based upon its scope and/or land use and site design characteristics, and advise the applicant of preliminary site plan requirements in accordance with §117-3 of this chapter.*
- (4) Require additional sketch plan information prior to making a determination regarding the applicability of the site plan review and approval procedures.*

Chairman Cirocco asked the EPB if anyone would like to make the motion to move forward with §117-2 B (3). Mr. Reed made the motion and Mr. Waver seconded the motion. Yes - 5, No - 0. Motion Carried.

III. ADJOURN

Motion to adjourn at 7:36 pm by unanimous consent.

Respectfully submitted,

*Brenda Barry
Elma Planning Board Secretary*