

TOWN OF ELMA PLANNING BOARD
1600 Bowen Road, Elma, New York 14059
Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~ June 19, 2018

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, June 19, 2018 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
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

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

ABSENT:

*Member Michael Cleary
Member Gregory Merkle
Member Robert Waver
James Wyzykiewicz, Town Engineer*

I. Approval of Regular Meeting Minutes ~ May 15, 2018

Motion made by Thomas Reid and second by Charles Putzbach to approve the Minutes of the EPB Regular Meeting held on May 15, 2018. Motion Carried.

II. 6350 Seneca LLC located at 6350 Seneca Street final site plan approval to move planned garage from West side of the property to the East side

Mr. Todd Huber presented his plan to move the planned garage for the "Spring Brook Hotel" from the West side of the property to near the tree line on the eastern side of the property. He stated his reason being to create more green space, give more privacy and to move it from being too close to the neighbor on the west. Chairman Cirocco asked if there were any changes to the proposed plan. Mr. Huber said there are not. Chairman Cirocco explained that the design, structure, appearance and siding all coincide with the architectural design of the main building. The garage is mandated by town code since it is a multi-family dwelling. A neighboring residence spoke about the project. Mr. Bruce Long told of how when it was the Springbrook Hotel that patrons would shine their headlights in his bedroom. He does not have any problems with moving the garage and hopes it will eliminate this problem of headlights in his home.

Chairman Cirocco stated that the EPB had previously reviewed the checklist and SEQR for this project and that there were no changes. The only outstanding requirement was notifying neighbors of the change to the plan and that had been done.

Chairman Michael Cirocco entertained a motion to give Final Site Plan approval. Motion made by James Millard and seconded by Charles Putzbach. Yes – 5 No – 0. Motion Carried.

III. Extension of the parking lot for the North Star Tavern at 7340 Seneca St

Mr. Tim Chrostowski presented his plan to extend the parking lot for his restaurant, the North Star Tavern. He hopes to alleviate the problem of people parking on busy Seneca St. It will double the parking area. Mr. Reid asked what type of materials will be used. Mr. Chrostowski stated it would be either be crusher run or millings. Mr. Reid also asked how drainage will be addressed. Mr. Chrostowski said it would drain towards the woods on the back side of the property.

Mr. Chrostowski said that the Town of Elma Highway Superintendent, Mr. Wayne Clark had come out to look at the property. He recommended putting “No Parking” signs on North Star Road between the new driveway exit and Seneca St.

Chairman Cirocco expressed that he liked the idea of an exit onto North Star Rd. and agreed with the idea of “No Parking” signs but would recommend they be placed on both sides of North Star Rd.

Mr. Millard asked if there will be any changes or improvements to the current parking area, citing concerns of the conditions in the winter. Mr. Chrostowski stated that that area will also be re-topped.

Chairman Cirocco asked if there was any additional lighting or changes besides parking. Mr. Chrostowski said there are no other changes right now. He may consider more lighting in the future if needed.

Chairman Cirocco noted there were 30 spaces on the plan. He asked if there was plans to stripe the spots and if they will be permanent or seasonal. Mr. Chrostowski said he was not planning to stripe. Chairman Cirocco suggested he consider doing so as it might benefit the business by making people park in a more uniform manner. There was discussing about people parking and blocking the exit on North Star Rd. Mr. Millard suggested a “No Parking” sign also be placed in the driveway area of the exit.

Mr. Reid asked what size the parking spots would be. Mr. Chrostowski said they would be 9’ x 20’

There was discussion about drainage during which Mr. Reid stated that he did not think that what was being put in was considered an impervious surface, as it is not blacktop. Drainage plans will need to be reviewed by the Town Engineer Mr. James Wyzykiewicz.

Curb cuts were discussed with Chairman Cirocco stating that Highway Superintendent Wayne Clark has given verbal approval as well as recommending the “No Parking” signs.

Chairman Cirocco stated that he does not have a problem not having a stamped survey for a parking area/driveway. Other EPB members agreed.

Mr. Millard asked Mr. Chrostowski to make sure the contractor follows the plan. If there are any changes he needs to come back before the EPB. Mr. Chrostowski noted the only change at this time was a recommendation from Mr. Clark to change from a 26ft. drainage pipe to a 40 ft. drainage pipe and forming an apron effect at the end of the driveway. Chairman Cirocco noted these changes on the plan.

Mr. Reid asked how many people the restaurant seats. Mr. Chrostowski said they can seat from 50-55. Mr. Reid noted that the new area would bring them up to the code which they had previously been grandfathered in for.

Mr. Millard asked for clarification on the lampposts on the drawing. Mr. Chrostowski said there is only 1 existing lamppost. Mr. Millard asked that if he plans to add any in the future that he check with the town first so they can give him some direction on new lighting.

Chairman Michael Cirocco made a motion to give Preliminary Site Plan approval, motion seconded by David Baker Yes – 5 No – 0. Motion Carried.

The EPB reviewed the SEQOR and changed several questions, changes were initialed. The EPB checked box #2 on the SEQOR. James Millard made a motion to approve the SEQOR and seconded by Charles Putzbach. Yes- 5 No- 0. Motion Carried.

Mr. Thomas Reid made a motion to give Final Site Plan approval for the proposed parking addition contingent on approval of the Town Engineer on the drainage and the Highway Superintendent for the curb cut. Motion seconded by Charles Putzbach. Yes- 5 No-0. Motion carried.

V. Adjourn

Motion to adjourn at 7:40 pm by unanimous consent.

Respectfully submitted,



*Barbara Blair
Elma Planning Board Secretary*

