

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

MINUTES OF REGULAR MEETING ~ February 25, 2020

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, February 25, 2020 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member David Baker
Member Gregory Merkle
Member Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

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

ABSENT:

*Member James Millard
Member Michael Cleary*

I. Approval of Regular Meeting Minutes from December 17, 2019

Motion to approve the Minutes of the EPB Regular Meeting held on December 17, 2019. Motion approved

II. Preliminary Site Plan Approval for a proposed 8150 sf addition to Conley Caseworks, Inc. @ 580 Conley Rd.

Contact: David Lock

Mr. Matthew Edwards, architect and Mr. David Lock from Conley Caseworks presented a plan to build a 8150-sf addition to the back of Conley Caseworks on Conley Rd. The building will be on the back and will be used to expand their existing daily operations. The building will be connected to the existing building with a 30' connector between them with a fire door. It will be a pre-engineered building, similar to the existing building. At the request of the Spring Brook Fire District there will be an access road on the west side that will eventually loop around. They will also be installing a fire hydrant directly across the street, on the north side of Conley Rd, Conley Caseworks will be paying for the installation of the fire hydrant and then it will be turned over to the Elma Water Department. The septic system will be on the east side of the building.

Mr. Putzbach asked about how the buildings will be connected. They will be connected via a connector. The current building is not sprinkled, and the new building will not be either. They will be separated by a fire door.

Mr. Merkle asked if there were any changes to the plan since the site plan review in November 2019. Mr. Edwards said they was a slight change in the location of the building based on the discussion with the Fire Department, but it is still behind the existing building.

Mr. Baker asked what the business does and if there would be any changes to the business. Mr. Lock said they do architectural woodwork including desks and cabinets. He explained a little about the daily operations of the business and said it would be the same just reorganizing the flow of the materials. Materials will now come in the front door and the finished products will go out the back doors.

II. Preliminary Site Plan Approval for a proposed 8150 sf addition to Conley Caseworks, Inc. @ 580 Conley Rd. (Continued)

Contact: David Lock

Chairman Cirocco made 2 notes on the SEQR. One noted that there are protected wetlands on the property. These wetlands are in the very back of the property and will not be disturbed. The other note was that the property is in an archeologically sensitive area. Mr. Cirocco noted that there is an existing building and have been at least 2 additions to that building so the area has previously been disturbed. Mr. Baker asked how it was determined to be in an archeologically sensitive area. Mr. Edwards said it was done on the online mapping system. Mr. Cirocco mentioned that much of Elma would be considered Archeologically Sensitive area.

Mr. Reid asked how much area is being disturbed. They are disturbing about 40,000 sf. They hope to minimize dirt removal and use it for the driveway.

Mr. Merkle asked about the survey. There was 1 updated survey of the whole property submitted with the application.

Mr. Reid asked about lighting. Mr. Edwards reviewed the location of the outside wall scones. They will all be down lite. There will not be any additional lighting in the parking lot.

Mr. Putzbach asked if there were any problems co-existing with the neighbors. Mr. Lock said the only neighbor was another business and they have not had any problems with them.

Mr. Baker asked about any changes to the parking area. They are adding a handicap space and 4 additional spaces in the back.

Mr. Cirocco asked about water service and bathrooms. There will not be any bathrooms or water service in the new building.

EPB reviewed the checklist:

Zoning – Industrial Zone

Site & Building Details – all provided

Lighting – wall scones on outside, no parking lighting

Parking – adding handicap space, # of parking spaces meets code. Driveway maybe stone or paved

Drainage –wetlands in rear of property, received approval from town engineer. Noted that it is up to the applicant to contact the Army Corp of Engineers regarding the wetlands.

Signage – no signage on plans. Advised that if add any signage need to get approval/permit from the building department

Landscaping – no landscaping besides grass, no berms, fences or additional screening. Dumpster on plans will be screened. Applicant asked that if they replace the dumpster to inform the building department

Water Service & Septic System- putting in fire hydrant, septic system on the plans, no new bathrooms

Fire Department- received approval letter

II. Preliminary Site Plan Approval for a proposed 8150 sf addition to Conley Caseworks, Inc. @ 580 Conley Rd. (Continued)

Contact: David Lock

A motion was made by Thomas Reid and Seconded by Robert Waver to give preliminary site plan approval. Yes-6 No-0 Motion Carried.

The EPB reviewed the SEQR. Thomas Reid made a motion to check box #2 on the SEQR, motion was seconded by Charles Putzbach. Yes-6 No-0. Motion Carried.

A motion was made by Charles Putzbach and Seconded by Gregory Merkle to give final site plan approval. Yes-6 No-0 Motion Carried.

III. Preliminary Site Plan Approval for a 7645-sf addition of South Tank Hall for 24 Silos and a 1506 sf addition of Trash Dock and Farm Tank Enclosure for Steuben Foods @ 1150 Maple Rd

Contact: Steven Depew

Andy Shakely from Design Group Facility Solutions, LLC and Tim Creighton, Project Engineer for Steuben Foods.

Present changes to a plan previously approved by the Elma Planning Board in September 2019. Planned changes include 2 small cream silos. Adding a dry compactor and a wet compactor. Changing the number of silos from 10 to 24. There will be more staging space for process and interior renovations.

Mr. Reid asked if there would be more area disturbed than what's on the original plan. Mr. Shakely said a little- between 10-15 feet more.

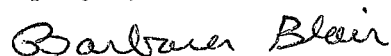
Chairman Cirocco asked if the water main was still being relocated and Mr. Shakely said it was.

Mr. Putzbach asked if there would be a road that loops around. It was explained that the temporary road will be used for construction only but could provide fire truck access if needed.

A motion was made by Michael Cirocco and Seconded by Robert Waver to give final site plan approval. Yes-6 No-0 Motion Carried.

IV. Adjourn Motion to adjourn at 7:47 pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary