

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

MINUTES OF REGULAR MEETING ~ March 19, 2019

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, March 19, 2019 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Acting Chairman James Millard
Member David Baker
Member Michael Cleary
Member Gregory Merkle
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

*James Wyzykiewicz, Town Engineer
Raymond Balcerzak, Asst. Building Inspector
Dean Puleo, Town Prosecutor*

ABSENT:

*Chairman Michael Cirocco
Member Charles Putzbach
Member Robert Waver
Phyllis Todoro, Town Attorney*

I. Approval of Regular Meeting Minutes from February 26, 2019

Motion made by Michael Cleary and second by David Baker to approve the Minutes of the EPB Regular Meeting held on February 26, 2019. Motion Carried

II. Preliminary Site Plan Approval for 56' x 88' Pole Barn for @ 5920 Seneca St
Contact: Bo Tucker

Mr. Tucker presented his plan to build a storage building at 5920 Seneca St. Mr. Tucker said it will be storage for vehicles or rented out.

EPB reviewed the checklist:

Documentation- provided

Zoning – C-2

Site & Building Details – an updated plan showing the “eyebrow” on the front was provided, Mr. Tucker also showed samples of the colors that will be used. The building will be bronze with black roof and trim and a gray stone

Mr. Baker asked if this building was different than those previously built. Mr. Tucker stated that the buildings on a nearby property are brown and earth tones.

Lighting- is on the plans. Mr. Baker asked if there would be a light on the side of the building by the house at 5900 Seneca St. Mr. Tucker said there would not be a light on that side.

**II. Preliminary Site Plan Approval for 56' x 88' Pole Barn for @ 5920 Seneca St
Contact: Bo Tucker (Cont.)**

Mr. Millard asked if there would be any lighting in the parking area. Mr. Tucker said no, only on the building.

Parking – is on the plans. Mr. Millard asked about sidewalks. There will be a sidewalk from the handicapped parking to the front door as shown on the plans. There will not be any new curb cuts.

Drainage – James Wzykiewicz, Town Engineer stated that a plan was provided that shows what is supposed to happen, he needs further clarification about the plan. Awaiting final approval

Signage – No signage on the current plan

Landscaping – Mr. Millard asked if there are houses on the adjacent properties. Mr. Tucker said there is a house on both sides. There was discussion about the number of trees on the plan. The board decided the plan was sufficient.

Water Service & Septic System- A letter from both the Elma Water Department and the Department of Health were dropped off at the building department. There is not a fire hydrant on the property.

Fire Department- A letter from Springbrook Fire District Commissioner was provided to the building department. Commissioner Charles Bethge was also present and spoke that he had sent a letter.

The EPB reviewed the SEQR and changed question 17a from yes to no, the change was initialed by Bo Tucker. The EPB checked box #2 on the SEQR. James Millard made a motion to approve the SEQR and seconded by Thomas Reid. Yes- 4 No- 1 (Baker). Motion Carried.

A motion was made by Thomas Reid to give final site plan approval contingent on confirmation of receipt of approval letters from the Elma Water Department, Erie County Health Department and Spring Brook Fire District as well as confirmation from the town engineer that drainage is sufficient. Motion was seconded by Gregory Merkle Yes-4 No-1 (Baker). Motion Carried.

III. Preliminary Site Plan Approval for a commercial business and horse stables @ 6301 Seneca St.

Contact: Todd Huber

Mr. Todd Huber described his plan. After purchasing the property at 6301 Seneca St. he demolished the main house and is renovating the other existing building and barn on the property. He has installed new windows and sided the building. He said there is not much being done structurally on the interior besides a few walls. A local Elma business is looking to move to this location. He said the business does fabrication, makes metal fire pits and metal art work. Mr. Millard asked if there would be customers coming to this location. Mr. Huber stated that that is not currently a part of his business plan but that there may be. Most of the business is done online. Mr. Millard expressed concern about parking for the business and an office. Mr. Huber clarified that it is just one business with an office and workshop. Mr. Baker asked if both buildings are there now. Mr. Huber said they are both existing buildings. He stated that the barn will be renovated for personal use to house horses. He stated that he has obtaining a farming permit.

III. Preliminary Site Plan Approval for a commercial business and horse stables @ 6301 Seneca St. (Continued)

Mr. Millard asked if he had a stamped survey. Mr. Huber indicated that he did not have one yet but would have one done. Mr. Millard asked Mr. Huber if he knew how far back the building was on the property. Mr. Huber said he was sure it was at least 75 feet back but less than 300 feet. Mr. Millard asked that he have that information put on the stamped survey. Mr. Merkle asked if anyone raised the question of manufacturing and the building of fire pits in there. Mr. Huber said no they had not. Mr. Reid stated that the town board did not consider it manufacturing on the business use permit. He asked Mr. Huber if this was discussed. Mr. Huber said no. Mr. Millard commented that the business use permit does specify that there will be building of custom BBQ pits, metal art, retail BBQ accessories and a 2nd floor office. A preliminary business use was granted and then referred to the planning board for site plan review. Mr. Merkle stated that you could not do any manufacturing in that zone.

Mr. Puleo asked if the business use permit said anything about a riding stable. It was stated that riding stables were not a part of the business use permit. The application for site plan approval was filled out by Springbrook Farm Stables and described the development as a commercial business and horse stables. Mr. Puleo pointed out that if there are riding stables and horse boarding then the plan would have to go before the zoning board. Mr. Huber stated that he will not be boarding horses and the barn is for his own personal use. Under advisement of Mr. Puleo, acting chairman Millard crossed out the horse stables part of the application and had Mr. Huber initial it.

The EPB discussed the definition of manufacturing and whether this business was manufacturing. The business in question is currently located on property zoned C-2, the location on Seneca St is C-1. Mr. Baker asked what the difference is for property zoned C-1 vs C-2. C-1 zoning does not allow manufacturing, C-2 does not allow industrial manufacturing. Mr. Puleo said the EPB could refer the plan back to the town board for clarification on what is considered manufacturing. After much discussion it was determined that the Town Board was responsible for approving use of a property and that was not part of the approval of the site plan.

There was discussion on what is located near the site on Seneca St. It is all zoned commercial.

EPB reviewed the checklist:

Documentation- have an approved preliminary business use permit, a SEQR, no variances required

Zoning – C-1

Site & Building Details – Need a stamped survey with details

Lighting – need to identify any lighting on the building on the plan

Parking – was a discussion about the number of parking spaces on the plan. Plan shows 3 spaces. Additional spaces in the front of the building if needed. Parking area will be stoned not paved. No curb cuts needed. Mr. Huber said they are both there now.

Drainage – no wetlands, received approval from town engineer

Signage – small sign on building as per plan

Landscaping –only a metal fence with art decor by the garage, no additional landscaping needed

Water Service & Septic System- fire hydrant in the front yard, need to put on the plans

Fire Department- received approval letter

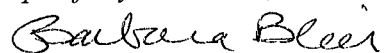
III. Preliminary Site Plan Approval for a commercial business and horse stables @ 6301 Seneca St. (Continued)

A motion was made by James Millard to give preliminary site plan approval. Motion was seconded by David Baker. Yes-5 No-0. Motion Carried.

IV. Adjourn

Motion to adjourn at 8:21pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary