

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

MINUTES OF REGULAR MEETING ~ July 18, 2023

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, July 18, 2023, 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*

ABSENT:

*Member Michael Cleary
Member Gregory Merkle
Member James Millard*

TOWN REPRESENTATIVES:

*James Wzykiewicz – Town Engineer
Phyllis Todoro - Town Attorney
Raymond Balcerzak - Asst Building Inspector*

I. Approval of Regular Meeting Minutes from June 20, 2023

Thomas Reid motioned to approve the Minutes of the EPB Regular Meeting held on June 20, 2023. James Millard 2nd the motion. Motion approved.

II. Site Plan Review for changes to site plan @ 2841 Transit Rd for Section 8 Hobbies.
Applicant Justen Hanna

Mr. Hanna from Section 8 Hobbies described to the EPB some changes that were made to his building on Transit Rd. The front façade was changed from a charcoal brick to a decorative wooden wainscoting. Pictures of the changes were provided to the EPB, and several commented that they thought it looked nice. Chairman Cirocco explained for the audience that whatever is on the stamped plan that is approved by the EPB is considered a contract with the town. If any changes are made to that plan they must be reviewed and approved by the EPB.

Mr. Thomas Reid made a motion to approve the amended site plan to reflect the changes made from a stone front to the wainscoting finish in the front of the building. Mr. Charles Putzbach seconded the motion.

Yes-5 No-0 Motion Carried

III. Site Plan Review for a 4,800 Sq Ft warehouse @ 350 Hemstreet Rd for National Fuel
Applicant David Deck

Mr. David Deck from National Fuel and Mr. Russ Bennett from Apex Architecture spoke about a plan to build a 4800 Sq Ft warehouse for National Fuel at 350 Hemstreet Rd It will be used to store components for the compressors on the site. This will help with reliability by having parts and pieces readily available when repairs are needed. The property is about 14 acres and is fenced and heavily screened by trees. The new building will be a simple metal structure and will be green to match the existing building on the property. Chairman Cirocco explained that they will not require a more decorative look for the building as it will not be visible from the street. The property is zoned residential but is grandfathered since it has existed for a long time.

EPB reviewed the checklist:

Site & Building Details: all items provided

Lighting: provided

Parking: no additional parking

Drainage: Town Engineer did not see any issues

Signage: No new signage

Landscaping: no additional screening required

Water Service & Septic System: No new water service

Fire Department: Will require a letter from the fire department.

A motion was made by Thomas Reid and Seconded by David Baker to give Preliminary Site Plan Approval Yes-5 No-0 Motion Carried

The EPB reviewed the short form SEQR. Michael Cirocco made a motion to check box #2 on the SEQR, motion was seconded by Thomas Reid. Yes-5 No-0 Motion Carried

A motion was made by Chairman Cirocco and Seconded by Robert Waver to give Final Site Plan Approval contingent on receipt of a confirmation letter from the fire department. Yes-5 No-0 Motion Carried

IV. Site Plan Review for new 13104 Sq Ft commercial building @ 6000 Seneca St
Applicant Bo Tucker

Mr. Bo Tucker returned to get approval for a proposed new building at 6000 Seneca St. Chairman Cirocco reviewed to make sure all items on the checklist had been provided. The parking was put on the plans. There was discussion about the address on the building because the plans have an incorrect #. It was corrected by the chairman to show these are the plans for 6000 Seneca St. A new drainage plan for this building, existing buildings and any future buildings was given to the EPB. This drainage plan will replace any previous plans provided. A drainage district needs to be formed that will cover the whole site. The drainage district will need to develop easements and access for maintenance and will need to transfer with the ownership of the property. Town Attorney Phyllis Todoro told Mr. Tucker he will need to have his lawyer work with the architect to develop the plan. Mr. Baker asked what colors will be used for this building. Mr. Tucker explained that it will be bronze and black in color. There will be stone in the front of the building and black wainscoting along the sides and it will have a black roof.

IV. Site Plan Review for new 13104 Sq Ft commercial building @ 6000 Seneca St
Applicant Bo Tucker (continued)

Mr. Putzbach asked if each building was on a separate parcel. Mr. Tucker said yes, that as each building was finished that he would have a separated deed created for that parcel. The new drainage district will need to have maintenance of the retention ponds to be split by the owners of each property.

EPB reviewed the checklist:

Documentation: Business use form was approved by the Elma Town Board.

Site & Building Details: Parking was put on the plans provided

Lighting: have lighting details

Parking: moving parking to the side of the building

Drainage: Need drainage plan approved by town engineer and to form a drainage district to encompass all the new buildings that have been put up in that area and any future development.

Signage: No new signage on the plan. MOOG will be putting up new signs similar to the ones on their campus. Will need to get permits from the building department.

Landscaping: Landscaping plan and warranty was provided

Water Service & Septic System: letters provided

Fire Department: fire department approval letter was provided

Mr. Baker asked about the size of the windows, stating they seem small. It was stated that they meet to code for the amount of glass required. To change them would require redoing the plan presented.

*A motion was made by Michael Cirocco and Seconded by Robert Waver to give Preliminary Site Plan Approval
Yes-4 No-1 Motion Carried*

*The EPB reviewed the short form SEQR. Michael Cirocco made a motion to check box #2 on the SEQR, motion was seconded by Robert Waver.
Yes-4 No-1 Motion Carried*

*A motion was made by Charles Putzbach and Seconded by Robert Waver to give Final Site Plan Approval contingent on final approval from the town engineer and the creation of a drainage district.
Yes-4 No-1 Motion Carried*

V. Other Business

Chairman Cirocco stated that he plans to review options and follow up with the board's discussion regarding attendance.

VI. Adjourn Motion to adjourn at 7:45pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary