

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

MINUTES OF REGULAR MEETING ~ April 18, 2023

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, April 18, 2023, at 7:05 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member David Baker
Member Michael Cleary
Member James Millard
Member Charles Putzbach
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

*Raymond Balcerzak - Asst Building Inspector
James Wzykiewicz – Town Engineer
Rosemary Bapst- Asst Town Attorney*

ABSENT:

*Member Gregory Merkle
Member Robert Waver
Phyllis Todoro - Town Attorney*

I. Approval of Regular Meeting Minutes from March 21, 2023

Charles Putzbach motioned to approve the Minutes of the EPB Regular Meeting held on March 21, 2023. Michael Cleary 2nd the motion. Motion approved.

II. Site Plan Review for a new 58' x 40' building @ 6091 Seneca St

Applicant Todd Huber

Mr. Todd Huber presented a plan to build a 58' x 40' building on his property at 6091 Seneca St to connect 2 existing buildings. He mentioned that he did receive a variance from the Town Zoning Board to have the building be closer to the property line than allowed by the Elma Town Code. Mr. Huber shared pictures of the property to show where the new building will be located. The property is about 20 acres. Mr. Millard asked about what is going on with the property on the other side of the Lumber business, stating that it looks kind of "junky" Mr. Huber explained that he has a short-term lease with O'Connell Electric allowing them to park their trucks there while they are working in the area. The topsoil berm there is for his business to use as needed. Mr. Millard asked about any new lighting. Mr. Huber stated no new lighting just keeping the lights on the current buildings.

EPB reviewed the checklist:

Documentation: received a variance for the Elma Zoning Board

Site & Building Details: Have a stamped survey, property details and layout of multiple buildings. Engineered blueprints are not necessary. Will be used as a storage building. No new business use permit.

Lighting: will be undermount lighting on the building, similar to what is on existing building. Chairman Cirocco had the applicant draw these on the plan and sign it.

Parking: No new off-street parking, no change to traffic patterns, no new curb cut

Drainage: no wetlands

Signage: No new signage

**II. Site Plan Review for a new 58' x 40' building @ 6091 Seneca St
Applicant Todd Huber (Continued)**

Checklist continued

Landscaping: no screening needed due to location

Water Service & Septic System: Chairman Cirocco stated no additional water. No Fire hydrant on plans but applicant verbally confirmed there is a hydrant on site.

Fire Department: Need confirmation letter from the fire department.

A motion was made by James Millard and Seconded by Michael Cleary to give Preliminary Site Plan Approval Yes-5 No-0 (Mr. Baker abstained) Motion Carried

The EPB reviewed the SEQR. Mr. Cirocco questioned the yes answer to # 10, "Will the proposed action connect to an existing public/private water supply". Mr. Huber stated he does plan to run water from the other building to this one.

Chairman Cirocco made a motion to check box #2 on the SEQR, motion was seconded by Michael Cleary Yes-5 No-0 (Mr. Baker abstained) Motion Carried

A motion was made by Chairman Cirocco and Seconded by James Millard to give Final Site Plan Approval contingent on receipt of a confirmation letter from the fire department.

Yes-5 No-0 (Mr. Baker abstained) Motion Carried

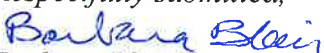
**III. Site Plan Review to rezone a 130' x 290' section of property @ 3021 Transit Rd for Great Lakes Building Systems
Applicant John Wojdan**

Mr. John Wojdan, the president of Great Lakes Building Systems, spoke to the EPB about rezoning a 130' x 290 section of his property at 3021 Transit Rd. The first 300 feet of this property is zoned C-3 and the remaining 290 are R-3. He is looking to have the entire parcel zoned C-3. Great Lakes Building Systems has their office at this site and Mr. Wojdan would like to build a warehouse in the back of the office building. The EPB looked at a satellite image of the site. The back of the property has a tree line of large trees, Mr. Wojdan said he would leave a 75-100 ft buffer of these trees. He has also talked to the residential neighbor on the north side. It was discussed that most of the neighboring businesses on Transit Rd have 600 feet or more of their property zoned C-3. The EPB discussed the matter and agreed that the action is desirable, and it is the proper use and area for this zoning. They also agreed that any concerns about a buffer in the back of the property can be addressed when the site plan is reviewed.

A motion was made by Thomas Reid and Seconded by Michael Cirocco to recommend that the Elma Town Board approve the rezoning of a 130' x 290 feet section of the property at 3021 Transit Rd to make the entire property be zoned C-3 Yes-6 No-0 Motion Carried

V. Adjourn Motion to adjourn at 7:51pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary