

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

MINUTES OF REGULAR MEETING ~ January 17, 2023

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, January 17, 2023, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

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

ABSENT:

*Member David Baker
Member Gregory Merkle*

*Member Michael Cleary
Member Robert Waver*

TOWN REPRESENTATIVES:

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

I. Approval of Regular Meeting Minutes from December 20, 2022

Charles Putzbach motioned to approve the Minutes of the EPB Regular Meeting held on December 20, 2022 . James Millard 2nd the motion. Motion approved.

II. Site Plan Review for a 450 Sq Ft addition to existing building @ 6900 Seneca St. for Springbrook Family Dental
Applicant Jennifer Finney

Mike Berger from Sutton Architecture spoke for Jennifer Finney. He presented a plan to add a 450 sq ft addition to an existing 2100 sq ft building at 6900 Seneca St. The new addition will be used to add 3 additional dental chairs and an expansion of the waiting area. The proposed plan also includes extending the parking area to add 4 more spaces and improve parking efficiency, the parking spaces will be 9 x 19 ft. New stairs and a code compliant ramp will be added. The entire building will have vinyl siding. Mr. Millard asked about the lighting. There will be new wall pack lights on the building to light the parking lot. They will meet dark sky requirements. There are no light poles in the parking area. Mr. Reid asked what is on neighboring properties. Currently there is a dog grooming business to the south and a construction business to the west. This property is a corner lot and shares a driveway with the other businesses. The EPB looked at the codes, but they are not clear on parking needed for dental offices. With the addition of new dental chairs and at least one new dental associate the EPB felt that at least 19 spaces were needed. Mr. Millard mentioned that code says spaces need to be 20 ft long. Mr. Sutton did not think it would be a problem to add 2 more spots.

II. Site Plan Review for a 450 Sq Ft addition to existing building @ 6900 Seneca St. for Springbrook Family Dental Applicant Jennifer Finney (Continued)

EPB reviewed the checklist:

Site & Building Details: stamped survey, property details and blueprints provided. Need final plans with parking and lighting. Need revised plan.

Lighting: Need specs for new lights on building and parking lot

Parking: need to add 2 more parking spots

Drainage: No drainage issues

Signage: No new signage

Landscaping: Landscaping shown on plans

Water Service & Septic System: no letter

Fire Department: need letter from Fire Department

A motion was made by Michael Cirocco and Seconded by Thomas Reid to give Preliminary Site Plan Approval Yes-4 No-0 Motion Carried

III. Sketch Plan for a 10,000 Sq Ft addition to existing plaza @ 2317-2351 Bowen Rd for The Elma Plaza Applicant Martin DiPietro

Mr. Tim Arlington from Apex Consulting, Survey & Engineering Services, PC spoke on behalf of Martin DiPietro about a proposed expansion of the current Elma Plaza at 2351 Bowen Rd. Stacey, who is a current tenant that is looking to move into the new addition, was also present. The proposed plan is to add a 100 ft x 100 ft addition to the south end of the plaza. There is currently 144 ft between the building and the property line. This would leave 44 feet to create a traffic lane for delivery truck to get around to the back of the building. The plan would be to use the current entrance off Bowen Rd and add addition parking to the south end of the parking area. The property is in the Elma overlay district which has some restrictions on setbacks. The applicant has applied to the Elma Zoning Board and will be attending their February meeting. They are seeking to get a variance for the setbacks and signage. The plan is to match the character of the current plaza. There will not be any sidewalks added. Stacey who is a current tenant in 2 different spaces is looking to move her dance studio into the new space and use about 4000 sq. ft. A tenant for the other 6000 sq ft is yet to be determined. Mr. Arlington stated that it would not be a discount retail business. Mr. Millard asked that an explanation be given on SEQR question # 13 which is checked yes. Mr. Arlington said it was yes because there are wetlands on the neighboring properties. There was discussion about how much new parking is needed. The EPB asked Mr. Arlington to put a total number of parking spaces on the plans. A new sand filter will be added to accommodate the new addition. A letter from the Elma Fire Department will be needed. Overall, the EPB does not see a problem with the new plan.

IV. Adjourn Motion to adjourn at 7:50pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary