

# **TOWN OF ELMA PLANNING BOARD**

**1600 Bowen Road, Elma, New York 14059**

**Phone: 716-652-3260**

## **MINUTES OF REGULAR MEETING ~ January 19, 2021**

*The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, January 19, 2021 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 James Millard  
Member Charles Putzbach  
Member Robert Waver*

### **TOWN REPRESENTATIVES:**

*Phyllis Todoro, Town Attorney  
James Wzykiewicz, Town Engineer*

### **ABSENT:**

*Member Michael Cleary  
Alternate Thomas Reid  
Raymond Balcerzak, Asst Building Inspector*

## **I. Approval of Regular Meeting Minutes from December 15, 2020**

*Motion to approve the Minutes of the EPB Regular Meeting held on December 15, 2020. Motion approved*

## **II. Site Plan review for 60' x 116' pole barn @ 6050 Seneca St Applicant: Bo Tucker**

Mr. Bo Tucker presented a plan to build a 60' x 116' pole barn at 6050 Seneca St. Mr. Tucker discussed proposed color scheme. The sides and Roof will be sunset blue, charcoal wainscoting, and black doors. Mr. Baker asked if these are the same colors used on similar building down the road. Mr. Tucker stated this is a different color scheme than used on previous building. There are no windows on the east side of the building facing the neighbors. Mr. Baker asked if shutters could be added. Mr. Tucker agreed to put black shutters on the 5 windows. The building is located 160 feet front neighbor's property line.

### **EPB reviewed the checklist:**

*Site & Building Details – provided*

*Lighting – Wall packs on building. Details on the plans. No lighting in parking lot.*

*Parking- Did not discuss the driveway or parking plan. 6'x 6' concrete slab sidewalk by office door*

*Drainage –Needs town engineer approval and to complete a SWIPP*

*Signage – No signage on plan.*

*Landscaping – No Dumpster on the plan. No screening on east side- applicant was asked to leave as many existing trees as possible. Landscaping in front of building shows 4 shrubs.*

*Water Service & Septic System- Location of fire hydrant on plans. Need letter from Elma water Department*

*Fire Department- Has letter from Spring Brook Fire District*

**II. Site Plan review for 60' x 116' pole barn @ 6050 Seneca St**

**Applicant: Bo Tucker (Continued)**

There was discussion about the number and size of windows. The location of the air conditioning unit was also discussed. The board discussed the agreed upon shutters and drawing them on the plans. The plan that is being acted on does not include the access drive on the east side adjoining property.

*The EPB reviewed the SEQR, Robert Waver made a motion to check box #2 on the SEQR, motion was seconded by James Millard Yes-6 No-0. Motion Carried.*

*A motion was made by James Millard and Seconded by Robert Waver to give preliminary site plan approval. Yes-5 No-1 (Baker). Motion Carried.*

*A motion was made by Robert Waver and Seconded by Gregory Merkle to give final site plan approval contingent on receiving approval from the town engineer, completing the SWIPP and getting a letter from the Elma Water Department Yes-5 No-1 (Baker). Motion Carried.*

**III. Review plans for 2 building lots for Elma Heights Subdivision at the Northeast corner of Winspear Rd and Bullis Rd** **Applicant: Marco Donato**

Mr. Marco Donato was present to have a plan reviewed for 2 buildable lots at the northeast corner of Bullis Rd and Winspear Rd. The lots were approved in the 1960's as part of The Elma Heights subdivision. There have since been some changes to the codes for buildable lots. He is here to get approval for the lots as being grandfathered in by the original approval. They would be 2 lots each with a single house and driveway off Winspear Rd. Ms. Marcia Gliss of 1170 Bullis Rd was present to voice her concern about the safety and traffic at that intersection.

*Chairman Cirocco motioned and Mr. Robert Waver Seconded a motion stating the Elma Planning Board had reviewed the plans presented and had no issues or concerns about the 2 buildable lots as proposed with driveways off Winspear Rd.*

**IV. Site Plan Review for a 40' x 63' patio extension for The Cove Seafood and Banquets Restaurant at 4701 Transit Rd** **Applicant Bryan Page**

Bryan page was present to discuss his plan for a more permanent outdoor patio at his restaurant, the Cove Seafood and Banquets. It would be a covered seating area and stage. Patio would be poured concrete; the covering is to be determined. This would be a 40' x 63' addition parallel to the current 2 story patio. They will lose 7 parking spaces in the front parking lot. Chairman Cirocco asked if he still had a parking agreement with the owners of the adjacent parking lot. There is a driveway connecting the parking lots and there is not an expiration date to the agreement. Mr. Page said he does and has documentation of the agreement. Mr. Baker asked what kind of buffer will be between the cars and the patio. Mr. Page stated there would be a wrought iron fence. Mr. Baker said that the barrier needs to be more than just decorative. Mr. Merkle asked if any of the parking spaces being lost were handicap spots, they are not. There was

IV. Site Plan Review for a 40' x 63' patio extension for The Cove Seafood and Banquets Restaurant at 4701 Transit Rd 9 (Continued) Applicant Bryan Page

discussion about safety and what could be done to prevent cars from driving up onto the patio. It was suggested to use a stronger material and/or put bollards at each spot adjacent to the new patio. Mr. Page also explained that there will be a fence around the whole patio. The patio will only be accessible from inside the restaurant, with only emergency exits. Mr. Millard asked how many tables there will be. With current state restrictions they can have about 12 but would be 16-20 when the restrictions are lifted. Mr. Millard expressed that he would like to see more details about the proposed railings as well as the parking agreement. There was discussion about the current parking patterns and if taking out the driveway in front of the building will affect traffic. Mr. Cirocco advised the applicant on what to bring back to get approval for the project. Those items included a copy of the parking agreement, a copy of the survey or plans showing to scale the location of the patio and bollards. Pictures and/or specs on the fencing. Mr. Millard also mention that he will need to get a special permit from the town for outdoor entertainment.

V. **Other Business**

Reviewed letter from the building department regarding SEQR #176.

*Chairman Cirocco made a motion to sign the letter stating that there were no concerns about the SEQR, motion was seconded by James Millard* *Yes-6 No-0. Motion Carried.*

VI. Adjourn *Motion to adjourn at 8:30pm by unanimous consent.*

*Respectfully submitted,*



*Barbara Blair*

*Elma Planning Board Secretary*

