

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

MINUTES OF REGULAR MEETING ~ February 26, 2019

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, February 26, 2019 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member David Baker
Member Michael Cleary
Member Gregory Merkle
Member Charles Putzbach
Member Robert Waver*

TOWN REPRESENTATIVES:

*Phyllis Todoro, Town Attorney
James Wzykiewicz, Town Engineer
Raymond Balcerzak, Asst. Building Inspector*

ABSENT:

*Member James Millard
Alternate Thomas Reid*

I. Approval of Regular Meeting Minutes from January 15, 2019

Motion made by Charles Putzbach and second by Robert Waver to approve the Minutes of the EPB Regular Meeting held on January 15, 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. This property was part of a larger property that was split to create two 5+ acre lots, 1 at 5880 Seneca St and the other at 5920 Seneca St. Mr. Putzbach asked what the intended use would be. Mr. Tucker said it will be storage for vehicles or rented out.

EPB reviewed the checklist:

Documentation- provided

Zoning – C-2

Site & Building Details – Chairman Cirocco asked if an eyebrow could be added to the front of the building to make it look more like the new build at 5880 Seneca St. He also asked to have more details on the colors of the building provided.

Lighting- is on the plans

Parking – Chairman Cirocco stated he reviewed the plans and parking was sufficient

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

Drainage – James Wyzykiewicz, Town Engineer stated that a SWPP will be needed

Signage – No signage on the current plan, applicant will have to apply for a separate building permit if a sign is added in the future.

Landscaping – Plans show pine trees to provide screening

Water Service & Septic System- Need a letter from both the Elma Water Department and the Department of Health

Fire Department- Need to have letter from Springbrook Fire Department

A motion was made by Charles Putzbach to give preliminary site plan approval. Motion was seconded by Michael Cleary. Yes-5 No-1 (Baker). Motion Carried.

**III. Preliminary Site Plan Approval for 2 storage buildings @ 101 Jamison Rd.
Contact: Joseph Macaluso**

Mr. Joseph Macaluso submitted a plan to build 2 additional office/storage building that are identical to the current building located at 101 Jamison Rd. They will be located behind the current building.

EPB reviewed the checklist:

Documentation- need

Zoning – C-2

Site & Building Details – need a stamped survey showing more details, with layout for buildings and engineered blueprints. Chairman Cirocco noted that a photo of the current building would be ok to show the proposed color scheme and materials

Lighting- need to put on the plans

Parking – need to designate on the plans. Chairman Cirocco suggested he have his architect check the code to see how many would be required

Drainage – need approval from town engineer

Signage – no signage being planned

Landscaping – Chairman Cirocco stated he did not feel landscaping was needed due to the location, but Mr. Macaluso said he would be landscaping. Need to show on plans.

Water Service & Septic System- Chairman Cirocco expressed concern for water access. Mr. Macaluso said they would be installing a fire hydrant behind the current building. Need to include this on the plan

Fire Department- Need to have letter from Spring Brook Fire Department

Chairman Cirocco stated he did not feel that the applicant had enough to give a preliminary approval. The applicant was given a checklist of what was needed to return with for preliminary and final site plan approval.

IV. Preliminary Site Plan Approval for 2 new artificial turf sports fields with adjacent concession building & parking @ 6831 Seneca St for Sahlen's Sports Park

Contact: Joe Sahlen and Aaron Lines

Mr. Joe Sahlen, Mr. Aaron Lines and Mr. Todd Huber presented plans to build 2 artificial turf fields and a concession building at 6831 Seneca St. Mr. Huber discussed the new design of the parking lot including a turn around and bus parking area. There will be 192 parking spaces, which is based on available bleacher space and the square footage of the building. The parking area in front of the building will be paved. Parking area to the south will be gravel. Mr. Sahlen explained the new design of the building saying the new design increase the size of the building to 7000 Sq. Ft. The building will include office space, concession area, conference room and locker/rest rooms. He also talked about having the second floor as a spectator viewing area.

Mr. Baker asked about fire hydrants. There are 2 on site.

Mr. Baker asked about anticipated traffic patterns. Mr. Lines explained they expect it to be similar to traffic at Sahlen's Sports Park. There are 2 driveways to enter/exit.

Mr. Merkle asked about what will be locate on the 2nd floor. This will just be for spectator viewing.

Mr. Merkle asked about covering the fields in the winter- they will not be. He also asked about concerns about trespassers. Mr. Lines stated they are thinking of moving the soccer academy offices to this location so there is a presence year-round.

EPB reviewed the checklist:

Documentation- have all

Zoning – C-2

Site & Building Details – provided

Lighting- lighting plan provided

Parking – parking plan provided

Drainage –town engineer reviewed stating in seems to be in order and improve drainage of the site

Signage – plan is to redesign current sign on the property, will apply for building permit when ready

Landscaping – on the plans

Water Service & Septic System- have appropriate letters

Fire Department- have letter from Spring Brook Fire District

A motion was made by Chairman Cirocco to give preliminary site plan approval. Motion was seconded by Robert Waver. Yes-6 No-0. Motion Carried.

The EPB reviewed the SEQR. The EPB checked box #2 on the SEQR. Robert Waver made a motion to approve the SEQR, motion was seconded by Michael Cleary. Yes-6 No- 0. Motion Carried.

A motion was made by Chairman Cirocco to give final site plan approval. Motion was seconded by Michael Cleary. Yes-6 No-0. Motion Carried.

V. Site Plan Approval for site and parking improvements to support renovation of the existing Northeast Warehouse @ 1150 Maple Rd

Contac: Glenn Wright, Steuben Foods

Mr. Glenn Wright, Sr. VP of Engineering for Steuben Foods and Andy Shakely from Design Group Facility Solutions, LLC presented a plan to provide 10 additional dock doors with additional trailer and car parking to support renovations being made to an existing 83,000 sq. ft. warehouse. The renovated warehouse will be used for storage and to add robotic palletizing equipment.

Changes to the parking area will include moving the employee parking to the north of the building. There won't be any changes to the number of employee parking spots. 10 loading dock doors will be added to the warehouse and 16 truck staging areas. There won't be any change in truck traffic patterns.

Mr. Baker asked about the driveway to the west. This is a construction access road which will be used for this project but will be gated to other traffic.

Mr. Cleary asked if there was any new square footage added to the building. Mr. Wright said no they are only renovating the existing warehouse space and making changes to the parking area.

Mr. Cleary asked if the tree line would be cut into to make room for the additional parking. Mr. Shakely said they would be cutting into it about 75 feet and were working around designated wetlands on the property. He also explained the plans to address drainage in the area.

Mr. Cleary asked about additional new lighting to the parking area. Mr. Wright said there would be new lighting, but it will be shielded and down lite. Mr. Cleary asked that they please be very mindful of providing adequate screening and shielding lights from the neighbors.

EPB reviewed the checklist:

Documentation- have all

Zoning –industrial

Site & Building Details – provided

Lighting- lighting plan provided

Parking – parking plan provided

Drainage –town engineer reviewed stating in seems to be in order

Signage – no new signage

Landscaping – on the plans

Water Service & Septic System- need letter form Elma Water Department

Fire Department- have letter from Jamison Rd Fire Department

A motion was made by Charles Putzbach to give preliminary site plan approval. Motion was seconded by Greg Merkle. Yes-6 No-0. Motion Carried.

The EPB reviewed the SEQR. The EPB checked box #2 on the SEQR, determining that based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. Chairman Cirocco made a motion to approve the SEQR, motion was seconded by Robert Waver. Yes-6 No- 0. Motion Carried.

V. Site Plan Approval for site and parking improvements to support renovation of the existing Northeast Warehouse @ 1150 Maple Rd (Cont.)

Contact: Glenn Wright, Steuben Foods

A motion was made by David Baker to give final site plan approval contingent on receipt of a letter from the Elma Water Department. Motion was seconded by Michael Cirocco. Yes-6 No-0. Motion Carried.

VI. Preliminary Site Plan Approval for 40' x 100' Pole Barn for Northeast Collision at 900 Maple Rd

Contact: John Fisher

Mr. Tom Fischer presented his plan to build a 40' x 100' pole barn for cold storage behind Northeast Collision located at 900 Maple Rd. They will move equipment and items already being store in the front of their building to the storage barn and possibly rent out that portion of the building.

Mr. Baker asked about the location of the building and if it was on a separate property. It is on an 8 acres parcel owned by Northeast Collision. It will be behind the current building; the area is already paved.

EPB reviewed the checklist:

Documentation- provided

Zoning – C-3

Site & Building Details – provided, building will be a two- toned grey color

Lighting- lighting information provided, will be wall packs on building

Parking – no new parking

Drainage –town engineer reviewed, building on existing hard pack, has no concerns

Signage – no new signage

Landscaping – no landscaping needed

Water Service & Septic System- no bathrooms, so no letter needed

Fire Department- have letter from Jamison Rd Fire Department

A motion was made by Michael Cleary to give preliminary site plan approval. Motion was seconded by Robert Waver. Yes-6 No-0. Motion Carried.

The EPB reviewed the SEQR. The EPB checked box #2 on the SEQR. Chairman Cirocco made a motion to approve the SEQR, motion was seconded by Michael Cleary. Yes-6 No- 0. Motion Carried.

A motion was made by Chairman Cirocco to give final site plan approval. Motion was seconded by Greg Merkle. Yes-6 No-0. Motion Carried.

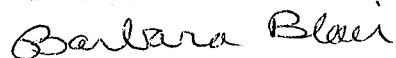
VII. Other Business

Mr. Putzbach talked about the Association of Towns conference he recently attended with James Millard. Chairman Cirocco asked if anyone on the board was interested in being on a committee to review the Design Guidelines. He will provide more information at an upcoming meeting.

VIII. Adjourn

Motion to adjourn at 8:45pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary