

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

**MINUTES OF REGULAR MEETING ~ January 15, 2019**

*The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, January 15, 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 James Millard  
Member Charles Putzbach  
Alternate Thomas Reid  
Member Robert Waver*

**TOWN REPRESENTATIVES:**

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

**ABSENT:**

*Member Gregory Merkle*

**I. Approval of Regular Meeting Minutes ~December 18, 2018**

*Motion made by Charles Putzbach and second by Robert Waver to approve the Minutes of the EPB Regular Meeting held on December 18, 2018. Motion Carried*

**II. 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.

Chairman Cirocco stated that Mr. Fischer would need a stamped survey showing more details of the planned building and include the zoning.

Mr. Reid asked that Mr. Fischer provide as much detail as possible on what the building would look like both inside and out. He asked if there would be any plumbing. Mr. Fischer said no it is just cold storage.

Mr. Millard asked about the zoning of the property. From the zoning map it appears that the front tis zoned C-1 and the back is C-3. He asked that the zoning be noted on the survey provided.

**II. Preliminary Site Plan Approval for 40' x 100' Pole Barn for Northeast Collision at 900 Maple Rd (Cont.)**

**Contact: John Fisher**

Mr. Cleary asked if there would be any new lighting. Mr. Fischer said they would not be adding any additional security lighting in the parking lot. There would be some wall packs on the front of the new building facing down. Chairman Cirocco asked to have this added to the plans.

Mr. Millard asked what materials the roof will be. It will be a metal roof. The barn will be a grey or two-toned grey.

Mr. Reid asked about drainage. Mr. Fischer discussed the drainage plan with town engineer Mr. Wzykiewicz.

Mr. Reid asked if they would be storing any chemicals in the building. Mr. Fischer said no, those will be kept in the body shop.

EPB reviewed the checklist:

*Documentation- N/A*

*Zoning – C-3*

*Site & Building Details – need a stamped survey showing more details, also need blueprints showing building materials, colors etc.*

*Lighting- need to put on the plans*

*Parking – no addition parking required*

*Drainage – need approval from town engineer*

*Signage – no additional signage being added*

*Landscaping - N/A*

*Water Service & Septic System- need to show location of fire hydrant on the plans*

*Fire Department- Need to have letter from Jamison Rd Fire Department*

Chairman Cirocco asked the EPB to treat this as a Site Plan Review. The applicant was given a checklist of what was needed to return with for preliminary and final site plan approval.

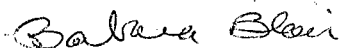
**III. Other Business**

Mr. Baker asked about getting a larger copy of the zoning map. Chairman Cirocco said he would investigate getting a digital copy.

**IV. Adjourn**

*Motion to adjourn at 7:23pm by unanimous consent.*

*Respectfully submitted,*



*Barbara Blair*

*Elma Planning Board Secretary*