

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

MINUTES OF REGULAR MEETING ~ August 21, 2018

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, August 21, 2018 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 Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

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

ABSENT:

*Member Gregory Merkle
Member Charles Putzbach*

I. Approval of Regular Meeting Minutes ~ July 17, 2018

Motion made by Thomas Reid and second by Michael Cirocco to approve the Minutes of the EPB Regular Meeting held on July 17, 2018. Motion Carried.

II. Preliminary/Final Site Plan Approval for New Storage Building for Brooks Rigging Corp @ 621/641 Conley Rd

Mr. Dan Brooks presented his plan to build a heated storage building at 621/641 Conley Rd. for his business Brooks Rigging.

The EPB reviewed the checklist for site plan review

Site & Building Details- a stamped survey, property details of existing building, engineered blueprints and design blueprints of the exterior were all provided

Lighting- Only planned lighting is a wall pack on the building, information was provided

Parking Lots- There is no requirement for parking since this is a storage building

Preliminary Site Plan Approval for New Storage Building for Brooks Rigging Corp @ 621/641 Conley Rd (cont.)

Drainage- Town Engineer, James Wyzykiewicz spoke about the project. A SWPP was completed and there are plans to build a dry retention area on the property.

Mr. Baker asked if there was a drainage plan from the existing building. Mr. Wyzykiewicz describe the current drainage showed the plans for the new detention area.

Mr. Baker asked if the building would have a gravel floor, Mr. Brooks said no it would be concrete.

Signage- Only 1 small sign on the building showing Building Number, A photo was provided.

Landscaping/screening- Chairman Cirocco spoke that he drove by the site and noted that you will not be able to see this building from the road. There is enough existing screening, so no new landscaping is required

Water Service & Septic/Sanitation- A letter of intent to install a new fire hydrant was provided. The new location of the fire hydrant was shown on the plans. This will bring it up to the new code to be within 600 feet from the new building. There will not be any new bathrooms in the building.

Fire Department- a letter from the fire department was provided

The EPB reviewed the SEQR and approved it with noted changes made. The EPB checked box #2 on the SEQR. James Millard made a motion to approve the SEQR and seconded by Michael Cleary. Yes-6 No- 0. Motion Carried.

Chairman Mike Cirocco entertained a motion to give Final Site Plan approval for a new storage building for Brooks Rigging at 641 Conley Rd. A motion was made by Thomas Reid and seconded by Michael Cleary. Yes - 6, No - 0. Motion Carried.

III. Adjourn

Motion to adjourn at 7:28 pm by unanimous consent.

Respectfully submitted,

Barbara Blair

*Barbara Blair
Elma Planning Board Secretary*