

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

MINUTES OF REGULAR MEETING ~ November 19, 2019

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, November 19, 2019 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Acting Chairman Thomas Reid
Member Michael Cleary
Member Gregory Merkle
Member Robert Waver*

ABSENT:

*Chairman Michael Cirocco
Member David Baker
Member James Millard
Member Charles Putzbach
James Wzykiewicz, Town Engineer*

TOWN REPRESENTATIVES:

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

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

Motion made by Gregory Merkle and second by Robert Waver to approve the Minutes of the EPB Regular Meeting held on October 15, 2019.

II. Site Plan Approval for parking of new and used cars @ 555 Pound Rd

Contact: Mark Subjeck

Mr. Mark Subjeck returned with his plan to park cars at 555 Pound Rd.
Folders with copies of the items requested were passed out to the board members.
The folders included:

- 1- a new application for site plan approval naming the project as Triple Nickle Industrial Park. Mr. Subjeck was asked about the spelling of Nickle and it was changed to be Nickel.
- 2- renderings of the buildings on the site
- 3- a letter from the Elma Water Department regarding the fire hydrant that has been installed
- 4- an application for approval from the Erie County Health Department of the plans for a wastewater disposal system.
- 5- an approval letter from Spring Brook Fire District
- 6- a letter from Aurora Plumbing who has installed the new fire hydrant
- 7- a copy of the drainage plan. Mr. Wzykiewicz, Town Engineer has seen and approved the plans
- 8- a photo of the new sign to replace the existing sign, a building permit has been obtained for this
- 9- a letter from Sakowski & Markello, Attorneys at Law stating that the property owned by the Willson family at 559 Pound has been turned over to be part of the property at 555 Pound Rd. A survey was included.
- 10- new site plan for parking

II. Site Plan Approval for parking of new and used cars @ 555 Pound Rd (continued)

Contact: Mark Subjeck

Mr. Reid asked if there will be 25 ft between the small concrete block building in the back of the property and the new drainage area as required by the fire department. Mr. Subjeck said he would make sure there was 25 feet. Mr. Reid also asked what materials are being used for the driveway. Mr. Subjeck stated it would all be millings.

Mr. Reid asked if the new sign will have any lighting. Mr. Subjeck said it will not.

Mr. Cleary asked about the total # of cars bring parked on the property. Mr. Subjeck said the total number has been decreased due to the retention ditch. The plan shows 335 auto storage spaces plus an additional 61 for employee/customer parking for the buildings and 16 transporter truck spaces. Mr. Subjeck stated he is not planning to park cars there just yet as the work on the parking area has not been completed.

Mr. Merkle had a question about the depth of the retention ditch. Mr. Subjeck discussed it with Mr. Balcerzak and determined that it will be 30 inches deep by 700 feet long.

Mr. Balcerzak asked where the new septic system will be located. It will be located on the property near the front that was part of 559 Pound Rd that is being merged to be a part of the 555 property.

Mr. Reid noted that he had meet with Mr. Subjeck at the property regarding the buildings being rented out.

A motion was made by Michael Cleary and Seconded by Gregory Merkle to give preliminary site plan approval. Yes-4 No-0 Motion Carried.

The EPB reviewed the SEQR and changed the answer to any question marked N/A. Changes were initialed by Mr. Subjeck. Robert Waver made a motion to check box #2 on the SEQR, motion was seconded by Michael Cleary. Yes-4 No-0. Motion Carried.

A motion was made by Gregory Merkle and Seconded by Michael Cleary to give final site plan approval noting the change on the plan to 25 feet between the small building and the drainage ditch and the change of the spelling of Nickle to Nickel. Yes-4 No-0 Motion Carried.

III. Preliminary Site Plan Approval for a proposed 7500 S.F addition to Conley Caseworks, Inc. @ 580 Conley Rd.

Contact: David Lock

Present were Matt Edwards from Fontanese, Folts, Aubrecht & Ernst Architects, and Dave Locke from Conley Caseworks. They presented a plan to add a 7500 square foot addition to the back of Conley Caseworks at 580 Conley Rd. The new addition would be used for an expanded woodworking area, layout space and storage. The site is zoned industrial. There was some discussion about the zoning and what is required as a buffer. The new addition would align with the existing building. Additional parking in the back and a loading area are also planned. The current dumpster would be moved to the back as well. Mr. Merkle asked if the current dumpster was fenced in. Mr. Lock said it was not. Mr. Merkle asked about any plans for additional lighting. There will not be any new light poles, only building mounted lights. The property has an existing septic system which they are keeping and planning the location of the

III. Preliminary Site Plan Approval for a proposed 7500 S.F addition to Conley Caseworks, Inc. @ 580 Conley Rd. (continued)

Contact: David Lock

addition around. The new space will not have any restrooms. Mr. Cleary asked about the tree line to the west. Mr. Lock said the plan is to keep the tree line but clean up and move the currant storage. There was discussion about what is on adjacent properties. Mr. Cleary asked about sketches and colors of the proposed building. Mr. Edwards explained that it would be either a pole barn style or pre-engineered building. They are looking to have a pitched roof and will use colors to match the current building as much as possible. Mr. Reid informed them that it would need to be reviewed by the town engineer as well as the fire department. Mr. Reid asked if it will have a sprinkler system. Mr. Lock said no, the existing building does not currently have sprinkler either. Mr. Edwards asked about the SEQR. He had 2 concerns, one being the federal wetlands in the very rear of the property and the other being the site may be listed as an archeologically sensitive area. The town attorney, Phyllis Todoro suggested that he discuss that with the building inspector as well as their engineer.

The EPB treated this as a sketch plan conference. Mr. Lock was given a checklist of what is required for site plan approval. A stamped plan, information about the lighting, a letter from the fire company and approval form the town engineer were among the items needed.

IV. Preliminary Site Plan Approval for a proposed 1900 S.F. addition to Mader Construction @ 970 Bullis Rd

Contact: Kevin Biddle

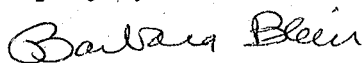
Kevin Biddle, President of Mader Construction spoke about the company's plan to add a 1900 sq. ft addition off the back of the existing building. The new addition will house 4 offices, 2 bathrooms with showers and a gym. The addition will be connected to the existing front building by a walkway.

The addition appears to be well screened from Bullis Rd & Pound Rd. Mr. Cleary asked about keeping the line of trees that buffer the property from Beech Rd. The plan is to remove a few trees to clean up the area but keep the rest. Mr. Biddle discussed the plan for snow removal around the new addition. Mr. Balcerzak showed Mr. Biddle a problem with one of the doors on the plans that opens the wrong way. The exterior will match the front building.

The EPB treated this as a sketch plan conference. Mr. Biddle was advised of what is required for site plan approval. An elevation map, property zoning, information about the lighting, a completed SEQR, a letter from the fire company, Elma Water Department and Erie County Health department were among the items needed. The next Elma Planning Board meeting is Tuesday, December 17, 2019.

IV. Adjourn Motion to adjourn at 8:10 pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary

