

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

MINUTES OF REGULAR MEETING ~ August 18, 2020

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, August 18, 2020 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member Michael Cleary
Member David Baker
Member James Millard
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney

ABSENT:

*Member Gregory Merkle
Member Charles Putzbach
James Wzykiewicz, Town Engineer
Raymond Balcerzak, Asst. Building Inspector*

I. Approval of Regular Meeting Minutes from July 21, 2020

Motion to approve the Minutes of the EPB Regular Meeting held on July 21, 2020. Motion approved

II. Preliminary Site Plan Approval for a proposed 3140 sf addition to MOOG Building 23 @ 7060 Seneca St. Contact: David Zak

Mr. David Zak from Moog, Mr. Robert Toft from Moog, and Mr. Ray Murphy from Fontanese, Folts, Aubrecht, Ernst Architects presented a plan to add an 3140 square foot addition to Moog Building 23 located at 7060 Seneca St. The addition will be used to house a pharmacy and vision care center. They will be run by Premise Health, who is the health care provider for the campus. These will complement the existing clinic already in the building which offers medical services to employees. Employees will be able to get prescriptions and eye exams. Premise Health subcontracts with Walgreens. These will only be open to Moog employees and their dependents. Mr. Cirocco asked about the drive thru that is on the plans. Mr. Zak said that was on the plans for future expansion in 2-3 years but they are doing the grading work now so it will be ready. They have received approval from Spring Brook Fire District.

EPB reviewed the checklist:

Documentation- Have Business use permit

Zoning- C-2

Site & Building Details – have all

Lighting – have lighting details, all down lite, wall scones

Parking- no additional parking needed

Drainage –have town engineer approval

Signage – will be on building and within codes, no lights

Landscaping – plans provided

Water Service & Septic System- location of hydrants on plans

Fire Department- approval letter from Spring Brook FD provided

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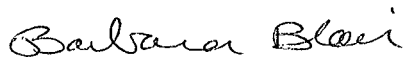
A motion was made by James Millard and Seconded by Michael Cleary to give preliminary site plan approval. Yes-6 No-0 Motion Carried.

The EPB reviewed the SEQR. The answer to # 17 was changed from yes to no and initialed by Mr. Zak. Thomas Reid made a motion to check box #2 on the SEQR, motion was seconded by Robert Waver Yes-6 No-0. Motion Carried.

A motion was made by David Baker and Seconded by Michael Cleary to give final site plan approval. Yes-6 No-0 Motion Carried.

III. Adjourn Motion to adjourn at 7:15 pm by unanimous consent.

Respectfully submitted,



*Barbara Blair
Elma Planning Board Secretary*