

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

MINUTES OF REGULAR MEETING ~ January 18, 2022

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, January 18, 2022, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Member Michael Cleary
Member Gregory Merkle
Acting Chairman James Millard
Member Charles Putzbach*

TOWN REPRESENTATIVES:

*Phyllis Todoro, Town Attorney
James Wyzykiewicz, Town Engineer*

ABSENT:

*Chairman Michael Cirocco
Member David Baker
Member Robert Waver
Alternate Thomas Reid
Raymond Balcerzak, Asst Building
Inspector*

I. Approval of Regular Meeting Minutes from December 21, 2021

Mr. Putzbach motioned to approve the Minutes of the EPB Regular Meeting held on December 21, 2021. Mr. Merkle 2nd the motion. Motion approved.

II. Site Plan Approval to replace an existing 40' x 60' masonry building @ 5811 Seneca St
Applicant: Lisa Forestal

Walter Kolkiewicz, was present to discuss the plans.

Chairman Millard noted that they did not receive a new set of plans only a color elevation sketch which shows the windows, lights, and colors of the building. The building will have a brick façade on the bottom 48 inches which will be grey or black. The siding will be grey and the roof black. Mr. Putzbach asked about the garage door on the Blossom Rd. Mr. Kolkiewicz said they would be a door there as there is now. Chairman Millard asked about the lighting on the color elevation plan. Mr. Kolkiewicz said there would be lights by the doors. All lighting will be to state code. There were no lighting details provided but Mr. Kolkiewicz agreed to make them down lite wall packs, nothing shining away from the building

EPB reviewed the checklist:

Site & Building Details: windows, lighting and building color presented on a separate color elevation sketch

Lighting: applicant agreed to keep all lighting downlit

Parking no new parking, no lighting in parking lot, no sidewalks

Drainage: no change to drainage

Signage: no new signage

Landscaping: N/A

Water Service & Septic System: no new water service

Fire Department: no change to plan

**II. Site Plan Approval to replace an existing 40' x 60' masonry building @ 5811 Seneca St
Applicant: Lisa Forestal (Continued)**

The EPB reviewed the SEQR. Gregory Merkle 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 James Millard and Seconded by Gregory Merkle to give Final Site Plan approval noting that the plans do not show windows and lighting details, the separate color elevation sketch will be signed as approved showing the lights to be shielded and down lite. Yes-4 No-0 Motion Carried

III. New Business- SEQR # 178- rezoning of 2921 Transit Rd

The EPB reviewed a letter regarding SEQR # 178 for 2921 Transit Rd and the Re-zoning of additional 550' depth from Residential to Commercial (C-3) for truck & trailer parking & storage. Mr. Millard stated this SEQR is for the rezoning. The next step would be for the applicant to apply to the planning board for a site plan review at which time a SEQR would also be reviewed.

Charles Putzbach motioned that the EPB check box #1 stating that the proposed action does not present any concern to this agency. Motion was seconded by Michael Cleary. Yes-4 No-0 Motion Carried

IV. Other Business – Robert Gross to speak about 6150 Seneca St, 6170 Seneca St and vacant lot on Seneca St (SBL 145.03-2-8.11)

Applicant was not able to attend the meeting tonight

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

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary