

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

MINUTES OF REGULAR MEETING ~ July 21, 2020

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, July 21, 2020 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

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

TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney

ABSENT:

*Member Gregory Merkle
Member Michael Cleary
James Wyzykiewicz, Town Engineer
Raymond Balcerzak, Asst. Building Inspector*

I. Approval of Regular Meeting Minutes from February 25, 2020

Motion to approve the Minutes of the EPB Regular Meeting held on February 25, 2020. Motion approved

II. Sketch Plan Conference 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 if there will be any bathrooms in the new addition. There will be a single unisex bathroom. 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. Mr. Cirocco asked about parking spaces. They are looking to maintain the existing 100 spaces. The employee gain will only be 2-3 employees. Mr. Baker asked who the offices will be open for. Mr. Zak said it is only for Moog employees and their dependents as well as for in house use such as having safety glasses made. Mr. Baker asked what hours they will be open. They will be open the same hours as the health clinic which is 7am-4 pm or 8am-5 pm and possibly until 6 pm one night a week. Mr. Baker asked if they would need a new business use permit. Town attorney Phyllis Todoro advised that they probably would so to check with the building department to get on the town board agenda

II. Sketch Plan Conference for a proposed 3140 sf addition to MOOG Building 23 @ 7060 Seneca St. Contact: David Zak (Continued)

EPB reviewed the checklist:

Site & Building Details – need engineered drawing and design blueprints

Lighting – will be wall pack by new doors, no new parking lot lighting. Need to show on plans

Drainage – need town engineer approval

Signage – Will be covered entry canopy for Moog Family Wellness Center. No lighting. Needs to be on plans

Landscaping – no landscaping besides grading and grass.

Water Service & Septic System- Need letters from Elma Water Department and Erie County Health. They are moving the existing septic tank and putting in new lines. Need to show on plans and review with engineer

Fire Department- need approval letter

The applicant was asked to review the checklist with the Elma Building Department and get on the Elma Town Board agenda for a business use permit. They were asked to return when they had all the items on the checklist to get preliminary and possibly final site plan approval.

III. Preliminary Site Plan Approval for addition of two Flammable Liquid Storage Buildings on south side of MOOG Plant 20 @ 300 Jamison Rd
Contact: David Zak

David Zak from Moog and Andy Philips from Ramboll Engineering were present to discuss the IPA Handling Project for Moog. They are working on a project to remove all the flammable liquid that is used for a dewatering agent and to clean the hardware they manufacture. The goal is to get all the class 1B flammable s out of the buildings and into a secured storage space to help reduce the fire hazard to the buildings. The project involves taking the 55-gallon drums currently being stored and used in the buildings and putting them into an outside storage unit that is rated for storage and meets the fire codes for storing flammable liquids. They are not changing what they use the isopropyl alcohol for just relocating where it is stored. There will be 2 exterior units set outside on an existing lawn near Moog Plant 20, one to the east and one to the west. The isopropyl alcohol will be stored in that location and pumped to and from the buildings where it is used.

Mr. Cirocco asked what process they currently use, and it was explained they use the same pumping process except it is currently pumped to and from the basement of the building. The new units will allow them to pump to and from an outside storage unit. The goal is to get the flammable liquids out of the lower levels of the buildings. The current project is for the Space and Defense building. There are several other divisions looking to change in the near future. Mr. Baker asked what IPA stands for- It is short for isopropyl alcohol. Mr. Reid asked if the units will be vented. Mr. Zak stated the units have heat and A/C and are vented. The units have LEL monitors with alarms and will be tied into the fire control system. They also have their own dry chemical agent fire suppressant. Mr. Reid asked why they have heat and

III. Preliminary Site Plan Approval for addition of two Flammable Liquid Storage Buildings on south side of MOOG Plant 20 @ 300 Jamison Rd

Contact: David Zak (continued)

A/C. Mr. Zak explained that they need to maintain the product at a certain temperature both for the process that it is used for as well as for fire protection. The units have alarms for the HVAC controls and spill containment level sensors. Mr. Philips talked about how these storage units are designed prefabricated units that come from the manufacturer pretested and ready to be hooked up and used. They get tested after they are installed as well. Mr. Cirocco asked what government agency regulates their use. Mr. Philips stated they are regulated by both the NFPA and International Building Codes. They need to be certified and are subject to regular inspections. Moog monitors and maintains to make sure they are following the manufacturer's recommendations. Mr. Cirocco asked if there was an alarm who would respond, Haz mat or the local fire department. Mr. Philips mentioned that it would not require dry chemical to extinguish, a fire could be extinguished with water. Mr. Zak said the local fire department would probably respond. They do hold quarterly meeting with both the Spring Brook and Jamison Rd Fire Departments where they show them new projects and things that Moog is working on and to improve communications with the local departments. Mr. Baker brought up needing approval from any government regulator agencies. Town Attorney Phyllis Todoro said the EPB really does not have any control over that. It is assumed they get the proper applications and go over them with the building Department.

The EPB reviewed the checklist. Mr. Cirocco said they have everything on the list except a letter from the fire department.

A motion was made by Thomas Reid and Seconded by Robert Waver to give preliminary site plan approval contingent on receiving a positive declaration from the fire department. Yes-6 No-0 Motion Carried.

The EPB reviewed the SEQR. James Millard made a motion to check box #2 on the SEQR, motion was seconded by Charles Putzbach. Yes-6 No-0. Motion Carried.

A motion was made by Thomas Reid and Seconded by David Baker to give final site plan approval contingent on receiving a positive declaration from the fire department. Yes-6 No-0 Motion Carried.

IV. Preliminary Site Plan Approval for a 7170-sf pole building at 555 Pound Rd

Contact Mark Subjeck

Mr. Subjeck presented plans to build a pole barn at 555 Pound Rd. It will be called building #3. He presented the board with a letter from The Spring Brook Fire District and letters of approval from neighbors.

Mr. Cirocco asked if this building was originally present on the plans previously presented to the EPB. Mr. Subjeck said it was proposed at the time so yes there was going to be another building. The septic system shows it. The site plan and parking have changed.

IV. Preliminary Site Plan Approval for a 7170-sf pole building at 555 Pound Rd
Contact Mark Subjeck (continued)

Mr. Putzbach asked where the new building will be located on the property. It will be along the railroad tracks between building 1 and building 4. Mr. Baker asked if the Railroad was the property line. Mr. Subjeck said yes.

Mr. Waver asked if any parking was being lost to the new building. Yes, they took out some parking and added other parking near a concrete loading deck.

Mr. Cirocco noted that the Business Use permit show it being used for manufacturing, repair or repairing, or an auto glass business. Mr. Subjeck stated he had a potential tenant that would be a franchise of an auto repair business. It is called Euro Charge.

Mr. Waver asked how far back on the property the building would be. Mr. Subjeck said it would be roughly 30 feet from building 3 and he was guessing 450-500 feet from Pound Rd.

Mr. Waver asked if there was any change to the septic. There is no change to the septic as the approval from Erie County Health department was for 3 building. Building #4 is only a storage building and does not have bathrooms in it.

Mr. Putzbach asked Mr. Subjeck to define auto repair. Mr. Subjeck explained a little about what the business does. They are a repair facility for exotic and high-end autos. They also add tunes, do dyno testing and vinyl wraps. They service individual customers and are not a contractor.

Mr. Putzbach asked where they would be storing cars that are there to be repaired if there isn't enough room inside the building. Mr. Cirocco referenced the code that does not allow vehicles under repair to be outside on jacks. Mr. Subjeck reassured him there will not be any vehicles outside on jacks and that there is plenty of parking.

Mr. Baker asked if there would be a lot of noise in tuning up the engines. Mr. Subjeck said no more than usual and that all the cars have mufflers.

Mr. Subjeck stated that both the drainage plan and the septic plan had been approved and there was more than adequate parking.

Mr. Baker asked if the new building was being build on hard pack and where the drainage goes. Mr. Subjeck explained it was on blacktop and that the new drainage system works very well, even after all the current rain we have had. All drainage goes back to a retention ditch that then to a ditch that was recently cleaned out by Erie County.

Mr. Millard read the code for setbacks stating that the rear set back for industrial property is 20 feet. The current plan shows 10 feet. Mr. Subjeck claims that is what he was told. There was discussion about moving the building to meet the code.

Mr. Millard aske if the power lines will be underground. Mr. Subjeck said yes.

EPB reviewed the checklist:

Zoning- Property is zoned industrial

Site & Building Details – does not have a stamped survey

Lighting – are on the bottom of the plans- will be similar to what the other existing buildings have

Parking Lots- more than enough parking

Drainage –have town engineer approval

Signage – There is no additional signage on the current plan. Applicant will have to obtain a permit from the building department for any new signs either near the road or on the building

**IV. Preliminary Site Plan Approval for a 7170-sf pole building at 555 Pound Rd
Contact Mark Subjeck (continued)**

Landscaping – N/A

Water Service & Septic System- A new hydrant was put on the property in the fall of 2019. Need a letter from the Elma Water Department. Will be required to put in a back-flow preventer. No change to septic system. Have approval for 3 building from Erie County Health Department. But do not have a letter stating.

Fire Department- have approval letter

There was discussion on if the applicant changes the size of the building to meet the set back requirement if he would have to return to the EPB. Mr. Subjeck was advised to check with the building department when he brings in the stamped survey to see if he needs to go before the planning board again.

A motion was made by Michael Cirocco and Seconded by Robert Waver to give preliminary site plan approval contingent on applicant moving the building to meet the 20-foot setback per the industrial code, providing a stamped survey that shows the new setback. In addition, getting confirmation from the building department whether a letter from the Elma Water Department and Erie County Health Department is required. Yes-5 No-0, Mr. Reid abstained. Motion Carried.

The EPB reviewed the SEQR. James Millard made a motion to check box #2 on the SEQR, motion was seconded by David Baker. Yes-5 No-0, Mr. Reid abstained. Motion Carried.

A motion was made by Robert Waver and Seconded by Charles Putzbach to give final site plan approval contingent on receiving a stamped survey that shows the 20-foot setback and getting a letter of approval from the Elma Water Department. Yes-5 No-0, Mr. Reid abstained. Motion Carried.

Chairman Cirocco will make notes on the current survey noting the setback changes and that it is not a stamped survey. He will stamp the new survey when it is provided.

V. Other Business

There was discussion by the EPB about a recommendation they made to the Elma Planning Board about a previous applicant that has not completed the work on the plan provided. Phyllis said it was discussed at a town board meeting but that no action has been taken.

VI. Adjourn Motion to adjourn at 8:35 pm by unanimous consent.

Respectfully submitted,

Barbara Blair

Barbara Blair

Elma Planning Board Secretary

