

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

MINUTES OF REGULAR MEETING ~ September 18, 2018

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, September 18, 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 Gregory Merkle
Member James Millard
Member Robert Waver*

TOWN REPRESENTATIVES:

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

ABSENT:

*Member Charles Putzbach
Alternate Thomas Reid*

I. Approval of Regular Meeting Minutes ~ August 21, 2018

Motion made by Michael Cirocco and second by Robert Waver to approve the Minutes of the EPB Regular Meeting held on August 21, 2018. Motion Carried.

II. Site Plan Review for Gage Tree Experts @ 2841 Transit Rd

Owner: Anthony Tiranno

Applicant unable to attend- tabled

III. Site Plan Review for 1 lot subdivision on vacant land on the corner of Jamison Rd and Hickory Hill

Applicant: Richard Campbell

Mr. Campbell presented his plan to create a 1 lot subdivision on his property at the corner of Jamison Rd and Hickory Hill Rd. He is splitting this lot off an existing lot. It is zoned residential "C" and the site "perks". Chairman Cirocco explained that the EPB is only a recommending body for this project and that final approval needs to come from the Elma Town Board. Town Code 123-2 requires the lot to be 120' x 250'. This lot is more than that. Chairman Cirocco asked Mr. Campbell if there was a reason the lot has 130' of frontage but narrows to 120' in the back. Mr. Campbell explained this was

V. Site Plan Approval for 42' x 96' greenhouse @ 850 Maple Rd
Applicant: Leon Berner

Mr. Berner presented his plan to build a 42' x 96' greenhouse at 850 Maple Rd.

Mr. Baker asked about needing a variance since the new greenhouse would only be 40' from the road rather than 50'. Mr. Berner explained that he wanted to keep it even with the current building and that he had already received the variance.

The EPB reviewed the checklist.

Zoning- The property is zoned agricultural "C".

Site & Building details- A stamped survey, property details and layout for multiple building was provided, intended use and a photo of the proposed greenhouse were also provided. An engineered blue print is not required.

Lighting- There are no plans for additional external lighting currently. The applicant was advised that if any new lighting is planned he must come before the EPB with those plans.

Parking- There is more than enough parking space. Mr. Berner explained a possible plan to move the entrance away from the corner and further down Maple Rd. to help improve the traffic pattern. There is also an entrance/exit onto West Blood Rd.

Drainage- The plan was reviewed by the James Wyzykiewicz, town engineer who expressed no concerns with the plan.

Signage- There are no current plans for a sign. Mr. Berner was advised that when they plan to put up a sign that he must contact the building department to make sure it meets town code.

Landscaping- No additional landscaping is required.

Water Service/ Septic- There is no plan for additional septic currently but may in the future.

Fire Department- The EPB stated that they had no concerns about emergency accessibility, as the site is very open and accessible.

The EPB reviewed the SEQOR. The EPB checked box #2 on the SEQOR. James Millard made a motion to approve the SEQOR and seconded by Robert Waver. Yes-6 No- 0. Motion Carried.

Chairman Mike Cirocco entertained a motion to give Final Site Plan approval for a new 42' x 96' greenhouse at 850 Maple Rd. A motion was made by Michael Cleary and seconded by Robert Waver. Yes - 6, No - 0. Motion Carried.

VI. Adjourn

Motion to adjourn at 7:59pm by unanimous consent.

Respectfully submitted,

Barbara Blair

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Elma Planning Board Secretary