

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

**MINUTES OF REGULAR MEETING ~ September 22, 2020**

*The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, September 22, 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 Gregory Merkle  
Member James Millard  
Member Charles Putzbach  
Member Robert Waver*

*Alternate Thomas Reid*

**TOWN REPRESENTATIVES:**

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

**ABSENT:**

*Raymond Balcerzak, Asst. Building Inspector*

**I. Approval of Regular Meeting Minutes from August 18, 2020**

*Motion to approve the Minutes of the EPB Regular Meeting held on August 18, 2020. Motion approved*

**II. Preliminary Site Plan Approval for a Revised Site Plan for a Pole Barn @ 5920 Seneca St. Contact: Ben Woods**

Ben Woods was present to seek approval for a revised site plan to move his business, STA Sports Performance to 5920 Seneca St. This is an existing building that was previously approved as rental property. He has an approved business use permit for a sports training center. Changes to the previously approved plan are shortening the parking lot but still having parking for 20 vehicles. Mr. Cirocco referenced code 144-39 h which would require 15 parking spaces. The dumpster that was on the previous plan has been removed. Mr. Cirocco also mentioned that some changes to the lighting would be required and that the retention pond had been completed.

Mr. Baker asked Mr. Woods what kind of classes were offered and if they did yoga classes. Mr. Woods stated it was mostly free weight training. They train local athletic teams, ages 9-17, and have adult fitness clients. Their classes are small groups of 8-10 clients. They do not offer yoga classes.

Mr. Putzbach asked who owns the building. It is currently owned by Mr. Bo Tucker. Mr. Woods explained he has a lease to own contract with Mr. Tucker. He will lease for at least the next 6 months with the goal being to purchase the building after that.

Mr. Millard asked if the current owner had given approval for the application. Phyllis Todoro, Town Attorney said yes, he had. Mr. Cirocco stated that it was on file with the town.

Mr. Reid asked about the square footage of the building. Mr. Woods answered that this building is just under 5000 square feet so is a slight upgrade from their current location. He also mentioned that the property is zoned so that he could possibly expand up to 7000 sf in the future.

Mr. Reid asked when they plan to open. Mr. Woods said the plan is to move in and be open by the first week of October.

**II. Preliminary Site Plan Approval for a Revised Site Plan for a Pole Barn @ 5920 Seneca St. Contact: Ben Woods- (Continued)**

Neighbor, Donna Kennell of 5930 Seneca St was present. She stated that she had spoken with Mr. Woods and that the problem with the lighting was temporarily taken care of right away. Mr. Woods explained that an electrician is working to replace and fix the light in question. Ms. Kennell also asked what the hours of operation would be. Mr. Woods stated they are typically open from 6am-8pm M-F. They are only open on Saturday morning during the winter and always closed on Sundays.

Mr. Baker asked if there were locker rooms in the building. Mr. Woods said they only had a bathroom and an office area, no locker rooms.

EPB reviewed the checklist:

*Documentation*- have business use permit

*Site & Building Details* – have all

*Lighting* – would be contingent on the aforementioned lighting issue being taken care of

*Parking*- identified on plan and within code

*Drainage* –reviewed and conferred by the building department

*Signage* – Mr. Woods has obtained a building permit for a free-standing sign. Mr. Cirocco added the sign to the plan.

*Landscaping* – identified and noted, neighbor is satisfied with trees and screening. Dumpster was removed from the plan

*Water Service & Septic System*- letters on file from previous approval

*Fire Department*- letter on file from previous approval

*The EPB reviewed the SEQR. Robert Waver made a motion to check box #2 on the SEQR, motion was seconded by Michael Cleary Yes-6 (Cirocco abstained) No-0. Motion Carried.*

*A motion was made by Michael Cleary and Seconded by Robert Waver to give final site plan approval contingent on approval of the site by the building department and being issued a certificate of occupancy. Yes-6 (Cirocco abstained) No-0. Motion Carried.*

**III. Other Business**

*Mr. Baker made a motion to ask the town board to consider a moratorium on pole barn construction.*

There was a lot of discussion about this motion. Chairman Cirocco ask that the EPB consider reviewing how many pole barns there are in the town of Elma and put together a list of why they are bad for Elma. They need to be able to justify the moratorium. Mr. Cirocco also suggested that the EPB do a review of the code and make changes to make new buildings more attractive. The EPB also needs to take a closer look at the design standards and possibly incorporate them into the checklist. *There was no second to the motion.*

**IV. Adjourn Motion to adjourn at 7:32 pm by unanimous consent.**

*Respectfully submitted,*

*Barbara Blair*

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*Elma Planning Board Secretary*