

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

MINUTES OF REGULAR MEETING ~ June 18, 2019

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, June 18, 2019 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 James Millard
Member Charles Putzbach
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

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

ABSENT:

*Member Gregory Merkle
Member Robert Waver
James Wyzykiewicz, Town Engineer*

I. Approval of Regular Meeting Minutes from May 21, 2019

Motion made by Charles Putzbach and second by Thomas Reid to approve the Minutes of the EPB Regular Meeting held on May 21, 2019. Motion Carried

II. Site Plan Approval for expanded lobby area and parking, additional storage area and outdoor patio @ Alton's Restaurant @ 2221 Transit Rd

Contact: Milton Koutsandreas

Mr. Koutsandreas, who is the owner of Alton's Restaurant, presented a plan to make some additions to the restaurant. They include expanding the vestibule at the front entrance, adding an outside patio, addition of a storage area in the back by the banquet area and expanding the parking lot. Mr. Cirocco asked how many parking spots would be added. There will be about 16 additional spaces. Mr. Millard asked where the handicap spaces will be located. The handicap spaces lost due to the patio addition will be replaced with spaces near Transit Rd. Mr. Reid asked if parking has been an issue. Mr. Koutsandreas explained that there had not been any issues as there are plenty of parking on the north side of the building, they are expanding it for customer convenience. Mr. Putzbach asked what the patio will be used for. It will be

II. Site Plan Approval for expanded lobby area and parking, additional storage area and outdoor patio @ Alton's Restaurant @ 2221 Transit Rd (Continued)

outside seating during the summer months for the restaurant. There will be seating for approximately 35-40 people. Mr. Cirocco asked about additional lighting. There will be some lighting on the patio new. The plan was corrected to show that an existing light pole in the parking lot is not being moved but will have an island build around and a light added to the other side. Mr. Cirocco told Mr. Koutsandreas to be sure the light is pointed down and not out into the street. Mr. Cirocco asked where the additional storage area will be located. It will be in the back of the building and used for banquet storage. Mr. Millard asked where the door to the patio will be located. It will be access from the back of the dining area near the kitchen door. There was discussion about designating parking for pick up customer and marking the driveway in front of the entrance as a no parking zone.

EPB reviewed the checklist:

Documentation- have

Zoning – Commercial

Site & Building Details – have, colors of additions will be same as existing design of building

Lighting- on the plans

Parking – Discussed parking spaces needed, determined that there are more than enough spaces.

Discussed newly designated handicap spots and determined they meet the requirements

Drainage – need approval from town engineer

Signage – no new signage being planned

Landscaping – on plans

Water Service & Septic System- no changes

Fire Department- need letter from Spring Brook Fire Department

A motion was made by Thomas Reed to give preliminary site plan approval. Motion was seconded by James Millard. Yes-6 No-0. Motion Carried.

The EPB reviewed the SEQR. Several changes were made and initialed by Mr. Koutsandreas. The EPB checked box #2 on the SEQR. Chairman Cirocco made a motion to approve the SEQR, motion was seconded by Thomas Reid. Yes-6 No- 0. Motion Carried.

A motion was made by Thomas Reid to give final site plan approval contingent on approval of the drainage by the town engineer and receipt of an approval letter from the fire department. Motion was seconded by James Millard. Yes-6 No-0. Motion Carried

III. Preliminary Site Plan for Steuben Foods Milk Plant and Aseptic Process Expansion including building additions and processing silos @ 1150 Maple Rd.

Contact: Glenn Wright

Andy Shakely from Design Group Facility Solutions, LLC, Tim Creighton, Project Manager for Steuben, Peter Julia, Head Civil Engineer

Presented plans for an expansion to Steuben Foods on the South side of the building for additional processing spaces. An addition to the milk receiving bay adding 2 milk receiving spaces and 4 silos as well as 10 process silos is also planned

Chairman Cirocco asked about the size of the silos- they will be the same size as existing silos. Chairman Cirocco asked if there will be any additional parking. Mr. Shakely said they are still working through that as they are losing 6 parking spaces. Chairman Cirocco asked if they have reviewed the water usage with the Elma Water Department. Mr. Shakely stated that they have had preliminary talks with the Elma Water Department and in addition are working on water reduction strategies.

Mr. Julia explained what needed to be done to move existing underground utilities. There will not be any new services only relocation of existing services. There will be substantial changes to the sewage system and possibly a lift station added.

Mr. Baker asked if there was any grass in the area. Mr. Shakely said no it is currently all a paved truck bay area.

Mr. Putzbach asked the location of the new construction in relation to Servotronics. He was showed on the map the location of Servotronics property line.

Mr. Reid asked if there will be any additional employees. There will be about 21 new employees over 3 shifts. He asked if there were any parking concerns during 1st shift and was told there was not.

Mr. Julia explained in detail the drainage system plans.

Mr. Cleary asked for clarification of the location of the current truck bays and where they are being moved to. Mr. Shakely showed him in the plans.

Mr. Shakely was asked if they had applied for a SWPP to which he said they had not.

EPB reviewed the checklist:

Documentation- have

Zoning – Commercial

Site & Building Details – will need a copy of final stamped plans

Lighting- need lighting plan

Parking – need on final plan if adding spaces or not

Drainage – need a SWPP and final approval from town and engineer

Signage – no additional signage

Landscaping – no landscaping needed

Water Service & Septic System- needs to be reviewed by Elma Water Department, Letter from Erie County Health Department

Fire Department- need approval letter

III. Preliminary Site Plan for Steuben Foods Milk Plant and Aseptic Process Expansion including building additions and processing silos @ 1150 Maple Rd. (Continued)

Contact: Glenn Wright

Mr. Baker asked what the requirements from the Army Corp of Engineers was. Mr. Shakely said there were none as there are no regulated wetlands impacted by the project.

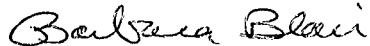
The Board agreed to treat this as a sketch plan conference. The applicant was provided with information on the next steps needed. Will review as a preliminary when return with required items.

Mr. Baker compliments the applicants on the outstanding details given in the submitted plans.

VI. Adjourn

Motion to adjourn at 7:55 pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary