

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

MINUTES OF REGULAR MEETING ~ DECEMBER 19, 2017

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, December 19, 2017 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Member James Millard (Acting Chairman)
Member David Baker
Member Michael Cleary
Member Gregory Merkle
Member Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

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

ABSENT:

Chairman Michael Cirocco

I. APPROVAL OF REGULAR MEETING MINUTES ~ NOVEMBER 21, 2017

Motion made by Thomas Reid and second by Charles Putzbach to approve the Minutes of the EPB Regular Meeting held on November 21, 2017. Motion Carried.

II. APPLICANT RETURNING FOR FINAL SITE PLAN APPROVAL FOR 6272 SENECA STREET

Applicant Todd Huber returning for Final Site Plan Approval from November 21, 2017 EPB meeting for 6272 Seneca Street. The EPB requested the following items prior to granting Final Site Plan Approval:

- *Survey - Applicant submitted survey showing existing and surrounding properties and submitted copy of easement. It was recommended to Mr. Huber that the easement should be amended to show the dimensions.*
- *Lighting - There is lighting on the side and the rear of the building along with the front (soffit lighting) of the building (details are shown on stamped site plans of A2 & A4).*
- *Parking Spaces - The EPB asked for 6 parking spaces for the apartment side and 12 parking spaces for the commercial building. Parking has been identified and a few new spaces have been added to the rear of the building. Mr. Huber stated there are 7 parking spaces between the brown building and the white building for the apartment side and for the commercial business there is 10 parking spaces plus 3 along with 5 parking spaces for an overflow. This exceeds what the EPB asked for originally. Mr. Millard asked what will be paved and striped? The 10 plus 3 would be paved and*

II. APPLICANT RETURNING FOR FINAL SITE PLAN APPROVAL FOR 6272 SENECA STREET (CONT.)

striped and the 5 in the back will not be right now (currently they are a solid packed surface). The 3 spaces by the road is already paved and will be striped in the spring. The four spaces in the front will be paved in the spring and the last two in the back will be stoned. The EPB stated that the code for parking spaces is 9' by 20' per NYS code. Mr. Millard asked about the connecting driveways. Mr. Huber stated that there always had been an access area going down to the lower area and we just expanded because we own the property next door and we adjoined the two driveways for snow purposes. Mr. Huber mentioned that it continues and loops to the back side of 6300 Seneca Street. Mr. Millard asked if the parking spaces on the west side that cross over the property line but are in the area of the easement? Mr. Huber stated that is correct.

- *Signage - There is currently no sign being proposed now. A sign permit will be filed at time of business.*
- *Landscaping - The rock retaining wall was changed from new to an existing rock retaining wall on the site plans and the boulders were omitted on the site plan and initialed. There is no other landscaping needed.*
- *ECHD – The EPB will make this contingent upon receipt of the approval letter from Erie County Health Department.*
- *Jim Wzykiewicz noted that there were no concerns or changes with the drainage.*

The EPB reviewed the SEQR and changed 2 questions and changes were initialed. The EPB checked box #2 on the SEQR. Michael Cleary made a motion to approve the SEQR and seconded by Gregory Merkle. Yes- 7 No- 0. Motion Carried.

Chairman James Millard entertained a motion to give Final Site Plan approval contingent upon receipt of the Erie County Department Health approval letter. Motion made by Greg Merkle and seconded by Michael Cleary. Yes – 7 No – 0. Motion Carried.

III. CREATIVE CONCRETE CHANGES/REVISIONS TO EXISTING SITE PLAN APPROVALS FOR 5970 AND 5980 SENECA STREET

Bo Tucker was present to address the EPB with the changes/revision that he made to his properties located at 5970 (Building A) and 5980 (Building B) Seneca Street from the original site plans that were approved on May 20, 2014.

Mr. Tucker started with the changes/revision made to the property located at 5980 Seneca Street: the front door to the building was moved to the side of the building (facing Transit Road). There are now three sets of windows on the front of the building. The whole front of the building has been stoned. There are no windows on the side of the building as it was previously shown for security purposes and the center stone column on the side were also eliminated. The parking lot was paved but the stripes were not put on. The sidewalk was also eliminated on the Seneca Street side due to the door being moved to the side of the building. The original landscaping bed that was shown has now been removed due to the relocation of the front door. There is now a sidewalk leading to the side door on the Transit Road side with landscaping. There is an area of 8' feet of landscaping on the side now.

III. CREATIVE CONCRETE CHANGES/REVISIONS TO EXISTING SITE PLAN APPROVALS FOR 5970 AND 5980 SENECA STREET (CONT.)

Mr. Millard explained that originally it was proposed that there should be 20' of landscaping that was approved on the May 20, 2014 meeting and there is only 8' completed. Mr. Millard asked if the detention area is completed. Mr. Tucker stated that is completed and ECHD letter has been provided.

Mr. Millard asked Mr. Tucker to explain the changes that were made to the 5970 Seneca Street building. Mr. Tucker stated that the only changes were the door was also moved to the side of the building from the front and there are four windows in the front of this building. Originally the door was on the front and two windows on the approved site plans from May 20, 2014. Mr. Millard stated that this is like the other building with the door being moved to the side. Mr. Tucker said yes and the landscaping and sidewalks have also been changed. Mr. Millard stated currently there is no landscaping in the front at all, only on the side where the door and sidewalk are now. Mr. Tucker said that is correct. Mr. Tucker stated that he was not aware that he could not make changes to doors or windows. Mr. Millard explained that the EPB reviews the site plans and stamps what is approved by the EPB, therefore no changes should be made. Mr. Millard asked Mr. Tucker if any changes were made to the detention area and the back of the building? Mr. Tucker stated the back area is millings and there are no changes to the retention area. Mr. Millard asked if the dumpster is still there as originally shown? Mr. Tucker stated currently there is no dumpsters on either site. The EPB agrees that the landscaping needs to be completed and the EPB would like to see the dumpsters to be placed at both locations.

Mr. Putzbach asked what kind of business is going in these buildings. In 5980 Seneca Street (Building B) is office space and computer design for Moog and Boston Valley Terra Cotta is taking 5970 Seneca Street (Building A) for a mockup/storage area. The Moog building will have 5 or 6 employees and Boston Valley Terra Cotta building will not have traffic coming and going.

The EPB would like landscaping done in the front of the buildings. The landscaped area is what the EPB originally approved expect it will go to the front of the buildings instead due to the sidewalk being removed. Mr. Tucker agrees that he will have this done by May 1, 2018.

The EPB would like to see two fenced 8' by 8' dumpsters in the back of each building. They will be moved to back side so they will be hidden from when you enter the buildings and the landscaping to be completed by May 1, 2018 (selected by Mr. Tucker) as per the changes on the revised site plans approved December 19, 2017

A motion was made for 5980 Seneca Street (Building B) to approve an amended site plan showing which we have moved the front door that faced Seneca street to the side of the building and an additional window has been added on the front of the building. On the North elevation, they have removed the center stoned column and the two center windows. The dumpster will be fenced in and moved to behind the building. A motion was made by Mr. Reid and seconded by Mr. Waver. Yes-6 No-1 (Mr. Baker). Motion Carried.

III. CREATIVE CONCRETE CHANGES/REVISIONS TO EXISTING SITE PLAN APPROVALS FOR 5970 AND 5980 SENECA STREET (CONT.)

A motion was made for 5970 Seneca Street (Building A) to approve an amended site plan showing that we have moved the front door that faced Seneca street to the side of the building (closest to East Aurora side) and we have four windows in the front of the building. The dumpster will be fenced in and moved to behind the building. A motion was made by Mr. Reid and seconded by Mr. Cleary. Yes-7 No-0. Motion Carried.

IV. ADJOURN

Motion to adjourn at 8:45 by unanimous consent.

Respectfully submitted,

*Brenda Barry
Elma Planning Board Secretary*