

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

MINUTES OF REGULAR MEETING ~ December 21, 2021

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, December 21, 2021, 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 Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

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

ABSENT: *Raymond Balcerzak, Asst Building Inspector*

I. Approval of Regular Meeting Minutes from November 16, 2021

Mr. Putzbach motioned to approve the Minutes of the EPB Regular Meeting held on November 16, 2021. Mr. Cleary 2nd the motion. Motion approved.

II. Site Plan Approval for an Auto & RV Sales Business at 5710 Seneca St

Applicant: Jay Macaluso

Mr. Jay Macaluso described his plan to use the property at 5710 Seneca St for his automotive resale business, Macaluso's Garage. His business will use the small office space at the end of the building. The current tenant, Cash for Cans will remain in the other end, and he will be renting out the middle section for a retail business. His plan is to clean up the property, remove the garage doors in the middle and repaint the building. His business will not have more than 10 vehicles for sale on the property. There is plenty of parking for the tenants as shown on the plans. The only change to the current site plan is fewer designated spots for vehicles than what was previously approved. The resale parking spots will not be lined. There will only be between 6-10 resale vehicles at a time. Mr. Macaluso's resale license allows for the sale of various types of vehicles, currently he is only selling used RV's. The designated spots are large enough to accommodate these vehicles without blocking any view from the road. The property is located in the Elma Automotive overlay, so it is properly zoned for this use. Mr. Millard asked about the second entrance to Seneca Street. Mr. Macaluso explained that he is closing off that entrance for safety reasons. This is to keep people from cutting through the corner property. Mr. Baker asked if it would be safer to block the drive closer to the corner. Mr. Macaluso said he kept the plan as was approved previously by the EPB. It was mentioned that this issue had been previously discussed and this option

**II. Site Plan Approval for an Auto & RV Sales Business at 5710 Seneca St
Applicant: Jay Macaluso (Continued)**

was determined to be the safer option. This drive is currently blocked with old tires and boards which will be removed and replaced either with a new curb or something else.

EPB reviewed the checklist:

Documentation: has business use permit

Site & Building Details: no changes to what is already on file

Lighting: No new lighting

Parking: Chairman Cirocco noted that is the number of spaces needed to be changed the applicant would have to return to the EPB.

Drainage: no changes

Signage: when sign is needed will need to go to the building department for a permit and make sure it is up to code

Landscaping: N/A- does not border any residential property

Water Service & Septic System: N/A- no changes

Fire Department: already received approval for previous plan

Mr. Merkle asked about a light that was a problem in the past. Mr. Macaluso stated it is no longer there. He is not planning to add any new lights.

*A motion was made by Robert Waver and Seconded by James Millard that the Elma Planning Board give preliminary site plan approve for plans presented for 5710 Seneca St
Yes-7 No-0 Motion Carried*

While reviewing the SEQR the EPB questioned the answer to #20. Mr. Macaluso stated that the site has been remediated twice, with the last time being done in the late 1990's by New York State.
The EPB reviewed the SEQR. Michael Cleary made a motion to check box #2 on the SEQR, motion was seconded by James Millard Yes-7 No-0. Motion Carried.

*A motion was made by Michael Cirocco and Seconded by Charles Putzbach that the Elma Planning Board give final site plan approve for Macaluso's Garage plans presented for 5710 Seneca St, noting parking limitations as per the plans on file and any new business in the middle section would need to obtain a business use permit.
Yes-7 No-0 Motion Carried*

**III. Site Plan Approval to replace an existing 40' x 60' masonry building @ 5811 Seneca St
*Applicant: Lisa Forestal***

Lisa Forestal, property manager and Walter Kolkiewicz, contractor spoke about the plans. Ms. Forestal stated they are looking to make repairs and improvements to the building at 5811 Seneca St. Chairman Cirocco summarized the plans to be removing an existing concrete building and replacing it with a steel building that is the same size and dimensions. Ms. Forestal clarified that it is the right-hand side of the building. Chairman Cirocco asked about colors and materials. Ms. Forestal mentioned it would be grey. Chairman Cirocco asked if there was any change to the business. Ms. Forestal said that portion of the building is used for storage for Aurora Sales.

Chairman Cirocco stated that town code requires there to be a certain number of windows. Mr. Millard noted that they would also need to “dress up” this style of building by using different materials and colors. Several members of the board gave suggestions on some buildings they could look at for design ideas. Mr. Millard asked for samples of the colors and materials to be brought in.

EPB reviewed the checklist:

Site & Building Details: need to add windows to design and decide on colors and materials

Lighting: no new lighting

Parking: no new parking

Drainage: no change to drainage

Signage: no new signage

Landscaping: N/A

Water Service & Septic System: no new water service

Fire Department: no change to plan

A motion was made by Charles Putzbach and Seconded by Michael Cleary to give preliminary site plan approval Yes-7 No-0 Motion Carried

IV. Other Business Audience member Robert Gross wanted to speak about a project on Seneca St. He was told he could only speak about items on tonight's agenda. He was told to go to the building department and file to get on the agenda for the next meeting.

V. Adjourn Motion to adjourn at 7:40pm by unanimous consent.

Respectfully submitted,

*Barbara Blair
Elma Planning Board Secretary*