

## **TOWN OF ELMA PLANNING BOARD**

*1600 Bowen Road, Elma, New York 14059*

*Phone: 716-652-3260*

### **MINUTES OF REGULAR MEETING ~ SEPTEMBER 19, 2017**

*The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, September 19, 2017 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*

*Alternate Thomas Reid*

#### **TOWN REPRESENTATIVES:**

*Raymond Balcerzak, Asst. Building Inspector*

*Phyllis Todoro, Town Attorney*

*James Wzykiewicz, Town Engineer (Left at 7:30 pm)*

#### **ABSENT:**

*Member Charles Putzbach*

### **I. APPROVAL OF REGULAR MEETING MINUTES ~ AUGUST 15, 2017**

*Amendments were made to the minutes and motion made by Thomas Reid and second by Michael Cleary to approve the Minutes of the EPB Regular Meeting held on June 20, 2017. James Millard was not at the August meeting so he did abstain from voting. Motion Carried.*

### **II. SITE PLAN APPROVAL FOR A.W. MILLER TECHNICAL SALES FOR A NEW STEEL BUILDING LOCATED AT 7661 SENECA STREET**

*Bill Miller of A.W. Miller and Charles Snyder, Contractor for Charles D Snyder and Son Incorporated and Patricia Bailey, Architect from Bailey & Harris Architects and Connie Lydon of Lydon Landscape & Design and Bill Roland on behalf of Moog were all present to propose Site Plan Approval Application for A.W. Miller Technical Sales for a New Steel Building located at 7661 Seneca Street. Chairman Cirocco stated according to your amended Business Use Permit you are looking to construct a 9,000-square foot steel building. Mr. Miller is a distributor of machine tools and this proposed facility will allow them to handle additional work. Mr. Snyder explained the proposed building is going to be 75' wide x 120' length for a total of 9,000 square feet steel building with 16' walls. Applicant is also looking to design and install a rain garden which was reviewed with Jim Wzykiewicz.*

**II. SITE PLAN APPROVAL FOR A.W. MILLER TECHNICAL SALES FOR A NEW STEEL BUILDING LOCATED AT 7661 SENECA STREET (cont.)**

*Connie Lydon explained the concept of the landscaping to the EPB and how they intend to integrate architecture and landscaping to make this proposed steel building look like the building has been there for a long time. One way we have done that is by minimizing the amount of grading that will be done on site. We have a parking lot with egress off the existing parking lot which is about the same grade as it is now. We have maintained the lawn area and the rest will be existing meadow to maintain all the existing grading and drainage and existing systems that are working so well as they are. To protect the neighbors, we have added screening of white spruce and we have kept the large existing trees that will be protected and kept on site. The additional plants that will be planted are native red maples and along our entrance drive we will have native red oak. The EPB received information on the additional plants to be planted.*

*In regard to the rain garden the excess water running off the roof we will pipe the water into a basin which will provide an area for the water to filter down slowly back into the water tank. It will be built so the sub layer of the existing topsoil is not disturbed because we compact that or the rain garden is not good. It will be built with the base where the piping is shown and then we will add additional topsoil. It will be hydro seeded with a mix of native plants along with the additional deep rooted native grasses that will hold onto the water and the soil and slow it down as it filters back down into the water tank.*

*Members of the EPB had concerns with the look of the steel building. Mr. Baker asked if they could put more windows or different colors on the building? Mr. Miller explained that they are trying to minimize the number of windows for the machines. The sun affects the accuracy that we are trying to hold for the machines that we are bringing in and setting up for our customers to approve before we send them out. We did receive ZBA approval for the windows. On September 12, 2017, we were granted ZBA Approval for the variances of 144-71, 144-76A, 144-79(7) and C-1. Also on September 20, 2017 the Town Board gave Mr. Miller a temporary amended Business Use Permit approval.*

*The EPB has design standards that you need to comply with. Mr. Baker does not care for all the steel on the building. Mr. Miller asked what would you like to see different? Mr. Baker & Mr. Waver asked can you do any different colors or break up the colors? Chairman Cirotto asked if artificial stone can be put on the bottom of the building. It was agreed by Mr. Miller and the EPB that color A will now be decorative stone on the west (see A3 drawing) and matching color will extend on the north side in steel. We will maintain the bronze color for the majority of the top and the roof canopy would be the lighter shade (changes were noted on the stamped plans).*

**II. SITE PLAN APPROVAL FOR A.W. MILLER TECHNICAL SALES FOR A NEW STEEL BUILDING LOCATED AT 7661 SENECA STREET (cont.)**

*Mr. Wyzykiewicz approved the rain garden and stated a drainage district will need to be formed on the 4 ½ acres. You will need to make application for the drainage district.*

*No signage is requested at this time. An additional bathroom will be added and a kitchen in the proposed building. Mr. Miller stated there will be no additional employees, only vendors will be in and out. We will add 6 additional parking spaces and existing parking will stay.*

*EPB reviewed the checklist:*

- Preliminary amended Business Use Permit has been approved.*
- Zoning is C-1*
- Chairman Cirocco asked is this a long-term use? Mr. Miller stated that our first project is for Moog and we are planning on running a three-year time frame.*
- Lighting: Very minimal lighting for safety egress in and out of the building. The canopy will have recessed lighting. The wattage will not exceed 100 watts.*
- Parking was reviewed.*
- Drainage: No wetlands, Engineered Drawings were provided, drainage district will need to be formed.*
- Signage: No new signage*
- Landscaping: Provided very detailed landscaping*
- Letters will be required from Elma Water Department and Jamison Fire Department and Erie County Health Department.*

*The EPB reviewed the SEQOR and changes were made and initialed. Motion made to approve SEQOR made by James Millard and second by Michael Cleary. Motion Carried.*

*A motion was made for by James Millard and seconded by Gregory Merkle for Final Site Plan Approval contingent upon letters from the Elma Water Department, Jamison Road Fire Department and Erie County Health Department. Yes-6 No-1. Motion Carried*

*EPB made an amendment by James Millard and seconded by Gregory Merkle to grant Final Site Plan Approval motion to add that a letter must also be submitted to Town of Elma Building Department regarding owners are responsible for maintaining landscaping and motion made. Yes-6 No-1. Motion Carried*

***III. MISCELLANEOUS ITEMS:***

*There will be a Comprehensive Master Plan meeting on October 19, 2017 at the Elma Senior Center.*

*EPB made changes to the checklist and motion was made by Chairman Cirocco and second by Michael Cleary. Yes-7 No-0. Motion Carried*

***IV. ADJOURN***

*Motion to adjourn at 8:45 pm by unanimous consent.*

*Respectfully submitted,*

*Brenda Barry*  
*Elma Planning Board Secretary*