

TOWN of ELMA PLANNING BOARD

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF REGULAR MEETING - February 19, 2013

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, February 19, 2013 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

Chairman Thomas Reid
Member David Baker
Member Michael Cirocco
Member Michael Cleary
Member Gregory Merkle
Member Robert Waver

ABSENT:

Member James Millard
Alternate Charles Putzbach

TOWN REPRESENTATIVES:

Attorney Phyllis Todoro- absent
Raymond Balcerzak, Asst. Bldg. Inspector
James Wyzkiewicz, Town Engineer - absent

I APPROVAL OF MINUTES January 15, 2013

Motion made by Michael Cirocco and second by Michael Cleary to approve the Minutes of the EPB Regular Meeting on January 15, 2013.

Ayes: 6. Nays: 0. Motion Carried.

II MARCO ISLAND RESTORATIONS, 7120 Seneca St - 6,954 SF METAL BLDG

Owner Joseph Sahlen and Architect Michael Lukaszewski of Bammel Architects presented a rendering of the existing building on Seneca Street as well as an architectural drawing of the proposed 6,954 square feet building. Also submitted were blueprints SP-1 and A-1 dated 2/12/13 labeling the existing one-story metal building as the "East Building" and the proposed building as the "West Building". The new building will be used for both automobile storage and display. A detail of the floor plan for modification of the East Building was shown on A-1. No interior detail was shown for the proposed West Building. Mr. Sahlen stated that he purchased the 6,372 square feet building from the former Buffalo RV. He is presently storing vehicles in there. It will be used for classic car restoration, having a paint booth, office and waiting room apart from 2,400 square feet of storage. The exterior will be painted and modified to complement the proposed building that will be located in the rear and not visible from Seneca Street.

Proposed is a metal building with a metal roof and a cupola mounted atop, real stone wainscoting measuring four feet high, one man door and an overhead door. Wall pack lights mounted to shine down will be over the man door and the garage door, maximum 250 watts. "A couple of lights" are already on the existing building. A new sign of the same size will replace the existing sign.

Parking is located along Seneca Street and to the front, side and rear of the existing building. Total parking spaces indicated on SP-1 are 30 (9'x20') including three handicapped spaces. Existing blacktop will separate the two buildings. If visible from the road, the dumpster will be enclosed with a wooden fence. Absent a letter from the Fire Department, there was some question as to the location of the fire hydrant. In addition there was no drainage plan submitted.

Motion by Chairman Reid and second by Michael Cirocco to approve the Type I Short Form SEQR indicating that the proposed action will not result in any significant adverse environmental impacts.

Ayes: 6. Nays: 0. Motion Carried.

Motion made by David Baker and second by Michael Cirocco to grant Final Site Plan Approval pending the review and approval by the Town Engineer of the drainage plan; and receipt of a letter of recommendation from the Springbrook Fire Department.

Ayes: 6. Nays: 0. Motion Carried.

III SEASONAL NURSERY, 1120 BULLIS RD - SIDEWALK SHELTER/FUEL TANKS

Owner Bryan Young submitted the following plans from Finger Lakes

Construction: P-2, S-1. Also T-1, T-2, T-3 which were stamped and dated 11/28/12; from Carmina, Wood and Morris C-100 Site Plan dated 9/22/11.

(1) Mr. Young explained that he "thought he had a building permit. He then said that he wished to put a metal shelter adjacent to the greenhouses so that people could walk and view the plants without getting wet if it was raining. It would measure 96' x 10', have no lights and be open on the sides. It would include trusses that would extend from the existing roof. Gutters would empty into the existing drains. It would be of colors to match the other buildings.

(2) On the original approved site plan, fuel storage tanks were to be buried. Mr. Young requested approval of two 2,000 gallon above-ground storage tanks.

In response to a request to speak, Chairman Reid invited two neighbors adjacent to the Seasonal Nursery to come to the podium. They expressed concerns regarding the "very bright lights on the back building" that shine into their windows. They asked that lighting be limited to the property lines.

Mr. Young responded that he has wall lighting for security purposes due to the high value of the trucks parked in that location. Mr. Young also stated that "he will double check to see whether the lights are correct". Mr. Cirocco suggested that there be metal guards over the lights to resolve the problem, focusing on a lower angle. Mr. Young was reminded that it will be the Building Inspector's responsibility to assure his compliance with the approved changes.

Motion made by Michael Cirocco and second by Gregory Merkle to approve the changes made to the Site Plan as noted: (1) Addition of a canopy adjacent to the greenhouses and (2) Relocation and reduced size of fuel storage tanks.

Ayes: 6. Nays: 0. Motion Carried.

IV WORKSHOPS/MEETINGS

A. NY Planning Confederation Annual Conference
Saratoga Springs, NY April 21-23

V FYI

Bldg Inspector's Report - January 2013
ECB Minutes - Town Web Site
ZBA Minutes - Town Web Site
Town Board Minutes - Town Web Site

VI AUDIENCE RECOGNITION

Noted under Seasonal Nursery.

VII ADJOURN

Meeting adjourned by unanimous consent at 8:45 PM.

Respectfully Submitted,



Diane Rohl,
EPB Secretary