

02/21/12 Planning Board Meeting

TOWN of ELMA PLANNING BOARD
1600 Bowen Road Elma, NY 14059
Phone: 716-652-3260

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, February 21, 2012 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 Cleary
Member Gregory Merkle
Alternate Charles Putzbach

ABSENT

Member Michael Cirocco
Member James Millard
Member Robert Waver

TOWN REPRESENTATIVES:

Dean Puleo, Attorney (substitute for Attorney Phyllis Todoro)
Raymond Balcerzak, Asst. Bldg. Inspector
James Wyzykiewicz, Town Engineer (attending NYAT Conference)

I APPROVAL OF MINUTES - January 17, 2012

Motion made by Chairman Reid and second by Michael Cleary to approve the Minutes of the Regular Meeting on January 17, 2012.

Ayes: 5. Nays: 0. Motion Carried.

II BROOKS RIGGING - 621 Conley Rd: 90'x140' BLDG. ADDITION

Building contractor Timothy Shevlin returned to cover the items indentified by the EPB at the January 17th meeting as required prior to approval:

1. Modify/break up the south side wall - possibly two tone. Upper part white; lower part Gallery Blue. (color samples included)
2. Exterior lighting on buildings to be shown on Site Plan. Wall pack between overhead doors on the south and west sides, to match existing.
3. More detail on parking and traffic patterns - ingress and egress. Shown on drawing as entrance only drive and exit only drive with designated parking. "Shown as 15 feet on drawing but probably 4+ feet wider. To be paved."
4. Approval letter from Springbrook Fire Co. on emergency access. Letter from the Fire Co. dated 2/7/12 indicating plan is within proper guidelines.
5. Septic System Plan. Still pending. Mr. Shevlin said that it has yet to be designed. Location to be on either front or side.
6. Drainage Plan. Approved per email dated 2/17/12 to Secretary from Town Engineer Wzykiewicz.
7. Approval letter from Erie Co. Health Department on septic system. Pending the submission of plan to Erie County Health Department.
8. Approval letter from EC Environment & Planning on drainage plan. N/A.

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

Ayes: 5. Nays: 0. Motion Carried.

Motion by Gregory Merkle and second by Michael Cleary to grant Final Site Plan Approval contingent upon the approval of septic system by Erie County Health Department and receipt of letter.

Ayes: 5. Nays: 0. Motion Carried.

III BUILDING SOLUTIONS - 6091 Seneca Street-5200 SQ FT BUILDING

Appearing on behalf of Todd Huber were John Haas, Architect and Mark Jaworski. Documents were reviewed that had been submitted at the January 17th meeting and those subsequently submitted to the Building Department for the February meeting. To assist Mr. Huber, the EPB Checklist had also been emailed to him prior to the meeting.

The EPB used as a guide from the January 17th Minutes, the list of ten items that were

identified as being required for Final Site Plan Approval. A floor plan was not provided nor specifications on the building exterior materials and lights. The Architect stated that the Office would be 20' x 60' and the remainder 50' x 80' for a total of 5,200 square feet. The building would be metal. David Baker requested that it be two-tone and the parties agreed. The existing sign at the road would be used. No layout of parking was provided. When asked, the Architect stated that he was not certain what kind of business would be occupying the building. Chairman Reid responded that parking requirements could be different depending on what type of business was to be conducted. The landscaping plan did not match the list on the Bond Maintenance document. General placement of bushes and trees was discussed.

Motion made by Michael Cleary and second by Gregory Merkle to table the request for Final Site Plan Approval until the following documents are provided to the EPB:

1. Blueprint of the proposed building.
2. Designation of exterior materials and colors.
3. Building Floor Plan.
4. Site Plan including buildings and layout of septic system and leech field.
5. Landscaping Plan (matching Landscaping Maintenance Bond).
6. Parking Layout including designation of HC spaces .
7. Lighting Plan (Building and Parking Lot).
8. Approval letter from EC Environment & Planning (septic).

Ayes: 5. Nays: 0. Motion Carried.

IV THE OLDE TOWN HALL -1910 BOWEN RD: MULTI-FAMILY CONVERSION

Owner of subject property TRB Group LLC, Rosemary Bapst, Attorney presented a floor plan of the proposed two units. One will be have one bedroom; the other two bedrooms. The bedrooms are smaller than required under the Building Code for Multiple Dwellings. She said that currently the downstairs is being used. The windows will be modified to meet Fire Safety Code requirements for egress although it is uncertain as to whether they will be casement or double hung. The size of the lot is over an acre but less than two as required by Code. The parking spaces are smaller in size and fewer than required under Code.

Provided by the Building Department was a copy of the letter dated 1/16/12 from the EC Environmental Health Services approving the sewage disposal system.

Motion made by Chairman Reid and second by Michael Cleary that under Zoning Section 144-141.A. Procedure, the Planning Board recommends approval to the Town Board after having reviewed the proposed plan for conversion to a multiple dwelling and the Code requirements, noting that three Variances were granted on 10/11/11 according to a letter dated 10/12/11 from the Zoning Board of Appeals: Acreage Section 144-142.A.(6); Size of units Section 144-142.A (8); Parking Section 144-142A.15.(a). Ayes: 5. Nays: 0. Motion Carried.

V SERVOTRONICS - 1110 MAPLE RD: 30'X36' MASONRY BUILDING

Architect Mark Dean spoke for Servotronics. He said the 780 square foot building (30'x36') will replace an existing woodshed, as shown on the Site Plan and photo. It will be used as a testing facility and includes a control room, equipment room and two test cell rooms. There will be interior plumbing for the testing operation but no bathroom facility. According to Mr. Dean, the other building is within a legal distance for use by personnel.

Property lines are approximately 400' to the south and 380' to the north. The exterior of the masonry building will match the other building as shown on drawings of the front, rear, left and right elevations. It will have a combination of standard CMU, a standard CMU accent band; and split-ribbed CMU accent bands at the top, middle and bottom, featured around all four sides of the building.

There will be no lights on the exterior but the wall pack from the existing building will suffice. There will be no change in parking or traffic pattern. Landscaping will consist of grass only. Signage will remain the same. An email to EPB Secretary on 2/17/12 from the Town Engineer Wyzykiewicz indicated a review of the drainage plans as "acceptable".

An exterior tank will be replaced and protected with Jersey barriers. In response to concerns about access by the Fire Department, Mr. Dean stated that the existing fire lane is right down the property line; that it is not paved but has a solid sub base.

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

Ayes: 4. Nays: 0. Abstain: Putzbach (owns stock) Motion Carried.

Motion by Chairman Reid and Second by Michael Cleary to grant Final Site Plan Approval contingent upon a letter of recommendation from Springbrook Fire Co. Ayes: 4. Nays: 0. Abstain: Putzbach (owns stock) Motion Carried.

VI WORKSHOPS

A. Discussion/Guidelines for In-Service

The EPB decided that they would prefer two one-hour sessions focusing on the Town of Elma Commercial Codes. Secretary Diane Rohl will first request a Resolution of the Town Board, recognizing the sessions as fulfilling the NYS annual required educational training for both the EPB and the ZBA. She will then design two programs with the help of Town Building Inspector Joseph Colern. They will be presented prior to the regularly scheduled meetings, with dates to be determined.

The EPB also suggested that Elma once again request that the Erie County Department of Environment & Planning conduct a workshop in Elma; and that the Town act as host for attendance by adjacent towns. Secretary Rohl will follow up with the County and report back. A combination of both programs would meet the required four hours of training.

B. NYPF Conference - Planning & Zoning Boards - April 15-17

The EPB commented on the quality of presentations by the NY Planning Federation and some indicated interest in attending. Secretary Rohl will ask the Town Supervisor to place this item for discussion on the next Town Board Work Session.

VII FYI

A. EPB Contingent Actions- Agency Notifications: Copies of the following letters were provided to the EPB:

CARMASTERS - 1/31/12 EC Dept Public Works

BLDG SOLUTIONS - 2/7/12 SPRINGBROOK FIRE CO.

BROOKS RIGGING - 2/7/12 SPRINGBROOK FIRE CO.

B. Bldg Inspector's Report - January 2012 (not available)

C. Minutes: ECB - Town Web Site

ZBA – Town Web Site

Town Board - Town Web Site

VIII RECOGNITION OF AUDIENCE

Subsequent to the Agenda deadline, Charles Cichon requested that he be heard regarding

the Seasonal Landscaping site on Bullis Road. The Chairman approved via email. Mr. Cichon spoke to the following issues:

- Changes to original site plan. (EPB has no knowledge per Chairman Reid)
- Possible third driving lane on site.
- Drainage problems and installation of berms around the property.
- Business located near active farm.
- Traffic study request.
- Required amount of green space on the site.

Charles Bethge, Springbrook Fire Chief and their Attorney Paul Notaro spoke. Provided to the EPB were copies of a letter from the Attorney to the Building Inspector, addressing the following as it relates to Seasonal Landscaping, their knowledge after having seen revised site plans from Mr. Young and "safety issues" on site:

- Lack of fire hydrants in proximity to the proposed structures.
- No fire suppression system detailed for fuel storage/distribution.
- Storm water management retention ponds.
- High tension power lines over ponds.
- Chemical Storage Tank placement on site.

Mr. Reid thanked them and said that until Seasonal Landscaping is on the Agenda and the EPB receives new documents, they cannot act.

IX ADJOURN

The meeting was adjourned at 9:35 PM.

Respectfully submitted,

Diane Rohl,
EPB Secretary