

03/20/12 Planning Board Minutes

TOWN of ELMA PLANNING BOARD
1600 Bowen Road Elma, NY 14059

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, March 20, 2012 at 7:05 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

Deputy Chairman James Millard
Member David Baker
Member Michael Cleary
Member Gregory Merkle
Member Robert Waver

ABSENT

Chairman Thomas Reid
Member Michael Cirocco
Alternate Charles Putzbach

TOWN REPRESENTATIVES:

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

I APPROVAL OF MINUTES - February 21, 2012

Motion made by Michael Cleary and second by Gregory Merkle to approve the Minutes of the Regular Meeting on February 21, 2012.

Ayes: 5. Nays: 0. Motion Carried.

II TRANSITTOWNE DODGE-CHRYSLER-JEEP OF WEST SENECA

2989 TRANSIT RD (ONLINE AUTO location) - 3,740 SQ FT ADDN

Applicant Thomas Collins, General Manager and Partner, Architect Jonathan Morris of Carmina-Wood-Morris and John Garas, Attorney, appeared before the EPB. It is their

intent to continue at their current location at 3160 Transit Road, West Seneca and to also operate out of the proposed site (currently Online Auto Connection). Operations will include sales, service and inventory of 300 or more cars.

Presented were Site Plans C101 existing facility and C100 proposed facility. Mr. Morris explained that the 3,740 square foot addition will enclose the area between the two west facing wings including a small section currently used for display.

He said Chrysler is standardizing dealerships to include the four lines of Chrysler, Dodge, Jeep and Dodge Ram. Each will have its own separate showroom display. Sales and support will be to the rear of the showroom. The standard design for the exterior of the Chrysler dealerships will require changing the front, using an aluminum composite metal panel fascia with the four auto signs on it and the name "Transitowne" over the existing arch. This fascia will extend approximately half way down the north and south sides of the building as well. The second story will be used as a conference room and calling center for the salesmen. Deputy Chairman Millard referred to the EPB's prior requirement of Online Auto - to return to the Board with a plan for trim around the front two, second story windows which are visible from the street. He noted nothing was ever done. This issue was discussed and Mr. Morris agreed to return with a suggestion.

The inside rear of the building will remain the same, as a service area, using the east door as an exit by mechanics for cars that have been serviced. Outside the door are a concrete pad and some grass. Five doors on the side will be closed off using panels to match the existing building. Windows will be installed above the previous openings and located high on the wall to provide extra wall space for tools and additional light. Cars will enter on the north and exit on the south. Proposed is a paved driveway on the south side - currently grass. It will be between the edge of the building and the property line and will be used to access the service court in the rear. Side setbacks are to be ten feet from the property line. Included will be a place for the dumpster and recyclables. More detail regarding area and materials needs to be provided. The current fence and gate will remain unchanged.

Deputy Chairman Millard said that according to Elma Code (144-86.13D (2)), a minimum of 15% of the area devoted to parking shall consist of landscaping - subject to EPB approval. The applicant stated that they had not done the calculations but if necessary, could do more landscaping around the building. Also noted was the requirement for a

two-year Landscaping Maintenance Bond with an estimated value for all plant materials.

It was noted that while some lighting was indicated on the Site Plan (C100) and Elevations Plan (A500), it was not complete. After some questions by the EPB, they said that all locations on the site and building need to be indicated on the Plans along with specifications of the lighting itself.

Images of free standing signs and those on the front and sides of the building were shown on Plans R101 and R102. A dealer pylon sign and a monument sign are proposed for Transit Road. The existing digital sign will not be used. Specific dimensions were not shown for the particular signs. Deputy Chairman Millard told Mr. Morris that it will be necessary for Transitowne to get a Variance from the Zoning Board before EPB approval of the signs themselves.

The EPB requested that the following be provided prior to their granting Final Site Plan Approval:

1. Design trim for second story front windows.
2. Dimensions and materials for proposed pylon and monument signs.
3. Details on proposed paved driveway on south side.
4. Details on proposed exit area on west side for access to service courts.
5. Locations and specifications on all lighting (exterior building and site).
6. Compliance with 15% green space and 2yr landscaping maintenance bond.
7. Specify current revised date on all plans submitted.

A Motion was made by Robert Waver and second by Michael Cleary to grant Preliminary Site Plan Approval.

Ayes: 5. Nays: 0. Motion Carried.

III WORKSHOPS

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

Interest in attending this conference was voiced by some of the EPB members.

Due to the uncertainty of funding by the Town, Secretary Diane Rohl will make a request of the Town Board at its March 21st meeting and report back to the EPB.

B. Erie County/Dept of State Workshops

A copy of the February 27th email from Erie County Environment & Planning was provided. It stated that the County is no longer scheduling individual training sessions, thus negating plans for a local Workshop in the Fall. On the other hand, Rachel Chrostowski said that the Department of State will be sponsoring some at ECC North, others to be given by various agencies at ECC North or South. She will keep the EPB informed as they are announced.

C. Discussion/Guidelines for In-Service on Commercial Building Codes

It was suggested that instead of two one hour in-house training sessions, that four one-hour training sessions be given to make up for the loss of the County's local presentations. The EPB agreed unanimously. They will be scheduled in the Fall, each given one hour before the regularly scheduled meetings. The classes will focus on the new Town of Elma Commercial Codes as well as other sections of the Code applicable to the EPB. Secretary Diane Rohl will submit a request to the Town Board, asking for approval for NYS mandatory annual training credits. If approved, she and Building Inspector Colern will collaborate to design the curriculum.

D. 19th Annual Southern Tier West Local Gov't Conference

The EPB was given a copy of the all day schedule for May 9th in Salamanca. There will be numerous strands including those specifically for Planning and Zoning Boards. Pre-registration cost will be \$45.

IV FYI

Bldg Inspector's Report - January & February 2012

ECB Minutes - Town Web Site

ZBA Minutes – Town Web Site

Town Board Minutes - Town Web Site

V ADJOURN

Meeting was adjourned by unanimous consent at 8:15 PM.

Respectfully submitted,

Diane Rohl,
EPB Secretary

