

04/17/12 Planning Board Minutes

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, April 17, 2012 at 7:00 PM in the Conference Room in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

Deputy Chairman James Millard
Member David Baker
Member Michael Cirocco
Member Michael Cleary
Member Gregory Merkle
Member Robert Waver
Alternate Charles Putzbach

ABSENT

Chairman Thomas Reid

TOWN REPRESENTATIVES:

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

I APPROVAL OF MINUTES - March 20, 2012

Motion made by Robert Waver and second by Michael Cleary to approve the Minutes of the Regular Meeting on March 20, 2012.

Ayes: 7. 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. At the March 20, 2012 meeting, the EPB requested that the following be provided prior to their granting Final Site Plan Approval:

1. Design trim for second story front windows: (A500)

Trim will be installed on the second floor windows in the front and also on the new windows which are replacing the existing garage doors. There will be bright metal decorative trim to complement the metal siding. The exact dimensions are unknown but it will "probably be around 5 inches, more than what is there now".

Exterior of building where needed will be painted complimentary shades of grey.

2. Dimensions and materials for proposed pylon and monument signs: (R101)

All signs will be on the building with the exception of the main sign and one directional sign located at the Transit Road entrance. (The existing digital sign will be removed and located at the Transitowne Kia site across Transit Road in West Seneca.) Signs on the building are the standard Chrysler design, silver metallic, varying in square footage from 15' to 28.8'. There will also be signs over the service doors. The free standing sign measures 8'4" high by 6'5" wide will be attached to a 20' pylon. All free standing signs are internally lit.

3. Details on proposed paved driveway on south side: (C-100/C101)

New pavement will be added to the south end of the building. Paved area on the south will be approximately 25' wide and 35' wide in the rear. The EPB waived the requirement for the Fire Department to approve access in an emergency due to the fact that this area is actually larger than originally approved under the current owner.

4. Details on proposed exit area on west side for access to service courts: (C101)

Note : Correction to "east" side. The dumpster and oil separator are relocated to a new paved area. Overhead doors are being replaced with double doors opening to a paved area.

5. Locations and specifications on all lighting (exterior building and site): (A500)

All wall pack lights over doors are to have cut off hoods to direct light downward. Exterior site lighting is shown on C100/C101. The Architect indicated that the maximum wattage will be 200 watts but that he will provide the wattage to the Building Department as he was uncertain and it was not on the plans.

6. Compliance with 15% green space & 2yr landscaping maint. bond: (L100/A500)
A variety of evergreens and deciduous plants were shown against the building on the north side. The Architect stated that the total landscaping represents about 20% coverage. He also agreed to supply a list of estimated value and will provide either a bond or letter of credit. The EPB agreed.

7. Specify current revised date on all plans submitted:
The Architect dated all of the Plans at the meeting prior to approval by the EPB.

It was stated that all existing fencing will remain the same. Trailers will now be able to unload on site, instead of on Transit Road as will still be the case at the Transitowne Kia site.

Motion made by Deputy Chairman Millard 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: 7. Nays: 0. Motion Carried.

Motion made by Michael Cleary and second by Michael Cirocco to grant Final Site Plan Approval.
Ayes: 7. Nays: 0. Motion Carried.

III BIRD STORAGE BUILDINGS - 741 CONLEY RD

ADDN#1 - 30.2'x56'; ADDN#2 - 32.1'x24' & ADDN#3 -32.1'x56'

Mr. Steven Bird explained that the reason for his three additions was to make more storage space as a rental to Moog. He said he has been providing space to them for the past ten years.

Facing the site from Conley Road and looking back to the left, Addition #1(30.2' x 56') will be added to the existing 40.2' Building (C); Addition #2 (32.1'x24') and Addition #3 (32.1'x56') will be added to either side of existing 50.1' Building (A), in the right rear of the property. All buildings will be metal. Deputy Chairman Millard said that since Addition #1 (on the left) will be visible from the street, it will be necessary to add windows to that blank wall to comply with the Elma Building Code C-2 Zone. Mr. Bird agreed to install them on Addition #1. Colors will match existing buildings, either green

or brown. Exterior lights will be installed on all new buildings to match the existing buildings, over entrance doors and overhead doors. (35 watts). Mr. Bird indicated the placement of the lights on the Site Plan.

Town Engineer Wyzykiewicz indicated that the site is hard packed and there are no drainage issues. The current septic system has three lines with one toilet in the brown building. No Change.

Mr. Bird said that the "whole front of Addition #1 will be landscaped with shrubs and a tree". Due to the small area, the EPB waived the required two-year landscaping maintenance bond.

There will be no employees working there, used only by personnel from Moog. The parking is marked for about twenty spaces. Mr. Bird does not plan on increasing the size. The Survey indicates two methods of ingress/egress. There will be no change in curb cuts. No new sign is planned. Mr. Bird said he received a letter from the Springbrook Fire Company dated March 19, 2012, stating that they found no exceptions to the plan submitted.

Motion made by Deputy Chairman Millard 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: 7. Nays: 0. Motion Carried.

Motion made by David Baker and second by Michael Cleary to grant Final Site Plan Approval on modified Site Plan adding new windows and landscaping Addn #1.

Ayes: 7. Nays: 0. Motion Carried.

IV WORKSHOPS/MEETINGS

A. Elma Public Library Reception - April 25 7:00-8:30 PM

B. Spring Regional Workshop (Genesee Finger Lakes) - May 17 8-5 PM

V FYI

Bldg Inspector's Report - March 2012

ECB Minutes - Town Web Site

ZBA Minutes – Town Web Site
Town Board Minutes - Town Web Site

VI ADJOURN
Motion to adjourn unanimous at 7:55 PM.

Respectfully submitted,

Diane Rohl
EPB Secretary