

07/20/10 Planning Board Minutes

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

MINUTES OF REGULAR MEETING –July 20, 2010

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held Tuesday, July 20, 2010 at 8:00 PM in the Elma Town Hall, 1600 Bowen Road, Elma, New York.

PRESENT:

Chairman Thomas Reid
Member David Baker
Member Michael Cirocco
Member Anne Fanelli
Member Gregory Merkle
Member Robert Waver
Member James Millard
Alternate Gregory Kalinowski

ABSENT

None

TOWN REPRESENTATIVES:

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

I APPROVAL OF MINUTES

Motion to approve Minutes of June 15, 2010 made by Anne Fanelli and second by Gregory Merkle.

Ayes: 7. Nays: 0. Motion Carried.

II ADDITION TO ELMA LIBRARY - GRANT AWARD

A NYS grant was awarded to the Elma Library for an addition to the existing building and modification to the parking lot. At the request of the Elma Town Board, Julie Amone

of the Elma Library Board and Douglas Klotzbach of K2 Architecture PLLC, 10225 Main Street, Clarence, NY, appeared before the EPB.

Prior to the review, Chairman Reid explained that the EPB will not be approving the project but just making a recommendation as requested by the Town Board.

Mrs. Amon and Architect Klotzbach presented the site plans approved by NYS. They will be expanding the multi-purpose room as well as storage and size of the parking lot. The addition will be 40'x25'. (Existing 7,165 square feet). The exterior will match the current pattern brick and will also have the same roof and shingles. Windows will be the same architecture as existing. Two new exits will be added (west and north) with exterior wall pack emergency lights shining down.

The parking lot will increase by fourteen new spaces. The light pole will be moved from the corner to the middle of the lot. A "rain garden" (gravel bed) was added for water retention, drainage and filtering out the oil from the cars according to Mr. Klotzbach.

The EPB had been made aware that Wayne Clark, Highway Superintendent, and Jonathan Bierl, who is building a house directly behind the Library on Elderberry Lane, had concerns regarding the parking lot. Chairman Reid asked both of them to step forward, review the plans and express their objections. Some changes had been made as a result of the Town Board Work Session and Mr. Clark's comments. Mr. Clark said that the current design might still not allow him enough room to maneuver a large snowplow and that berms were hard to mow. Mrs. Fanelli asked if the berm would exacerbate the drainage. Mrs. Amon said there was a swale along Elderberry Lane that would catch any water. Mr. Bierl said he felt "green is very important", that he would like a berm "at the very least" and an input on the trees. He also made some suggestions on the parking lot design.

Moved by Chairman Thomas Reid and second by Michael Cirocco to recommend that the Library Addition Project proceed and to encourage the Town of Elma to continue dialogue between the Library personnel, the Highway Department and the neighbors including Jonathan Bierl, to attempt to reach a consensus on issues of concern.
Ayes: 7. Nays: 0. Motion Carried.

III ONLINE AUTO CONNECTION - 2989 TRANSIT ROAD

At the January 19, 2010 meeting, Final Site Plan Approval was given. As a result of significant changes made to that finalized site plan, the Building Department recommended that Online Auto Connection have the altered plans reviewed and approved once again by the EPB.

Owner Michael Subjeck, Builder Michael Bevilacqua, and Engineer Donald Schenne, attended. Asked why the plans were changed, Mr. Subjeck answered that the requirement of a sprinkler system added \$55,000 to the cost and he had to cut back in other areas. Mr. Bevilacqua stated: "They "realized there was too much showroom area and took 1,000' and put it into the service area; that it actually increased the green space from 25' to 35' on the back side of the building, decreasing it from 100' x 50' to 80' x 50'; the stone area was shortened by 20'; taking heating units and put on lower part so they will not be visible; adding another garage door where there was a man door." Other changes according to Mr. Subjeck were decreasing the number of cars in the inside display area.

Major design changes were made to the exterior of the building now submitted. The EPB objected to the large area on the second floor as being a metal building with smaller windows, no stone veneer, no decorative cornices or accents and no parapet walls. The north elevation changed from four bay doors, five sets of windows and two doors to six bay doors, one man door and four sets of windows. The south elevation changed from five sets of windows and one door to three sets of windows and one door. The roof design on the sides was changed from flat to sloping, lesser area of veneers and cornices and the elimination of split faced CMU wall on the sides of the second story.

Initially the EPB requested more windows on the second story. A compromise on architecture was reached between Mr.Subjeck and the EPB:

- Wider trim around the middle second story sets of windows.
- Large sign in-between the middle second story sets of windows.
- Minimum of 18" (up to two feet) parapet front and sides of middle second story.
- Two tone contrasting colors or comparable: charcoal on three sides of the metal building upper middle section with ash on the north and south metal building upper levels.

All parties representing Online Auto Connection agreed to submit new plans

incorporating the revisions to the Building Department.

Motion made by Chairman Reid and second by Anne Fanelli to accept the revisions to the Final Site Plan previously approved on January 19, 2010, subject to the changes as outlined and agreed to between the EPB and Mr. Subjeck.

Ayes: 6. Nays: 1. (David Baker) Motion Carried.

IV CALVARY CHAPEL OF NIAGARA FRONTIER - 2090 BOWEN RD

Raymond Balcerzak submitted the revised parking plan as requested by the EPB at their June 15, 2010 meeting. The site plan indicated 62 parking spaces with only 55 spaces required. Chairman Reid signed the site plan as approved at the June meeting.

All members of the EPB had given informal approval via email of the SEQR prior to this meeting to allow Calvary Chapel to proceed with its Building Permit. (This had been overlooked in June.) The EPB completed the formal SEQR tonight,

Motion made by Chairman Reid and second by Anne Fanelli 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.

V DRAFT - CHECKLIST FOR SITE PLAN REVIEW & APPROVAL

The EPB reviewed the draft and accepted it as final with one editorial change.

The following statements should appear at the top of page one of the Checklist and at the bottom of page two of the Checklist:

The above checklist is to be used as a guide.

All items may not be required.

Additional information may be requested.

Upon revision, it is intended that the Checklist for Site Plan Review or Approval will be:

- Given to any commercial or industrial applicant by the Building Department with items checked off on the list as possibly required by the EPB.
- Used by the EPB to be certain all required information has been submitted before Final Site Plan Approval is granted.

- Kept as a permanent record of the applicant within the EPB Minutes.

VI SCHEDULING TRAINING PRESENTATIONS

EC Department of Environment and Planning (Letter 6/22/10)

VII FYI

Bldg Inspector's Report –May 2010

ECB Minutes - Town Web Site

ZBA Minutes – Town Web Site

Town Board Minutes - Town Web Site

VIII Motion to adjourn at 10:15 PM unanimous.

Respectfully submitted,

Diane Rohl,
EPB Secretary