

08/17/10 Planning Board Minutes

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

MINUTES OF REGULAR MEETING –August 17, 2010

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held Tuesday, August 17, 2010 at 8:00 PM in the Elma Town Hall, 1600 Bowen Road, Elma, New York.

PRESENT:

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

ABSENT

Member David Baker

TOWN REPRESENTATIVES:

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

I APPROVAL OF MINUTES

Motion to approve Minutes of July 20, 2010 made by Anne Fanelli and second by Robert Waver.

Ayes: 7. Nays: 0. Motion Carried.

II DRAFT OF DESIGN & PERFORMANCE GUIDELINES

Copies of the draft Guidelines (email and hard copy) were provided to the EPB by Kenneth Schaff, Elma Community Relations Director. Dennis Powers, Chairman and Fred Streif, member of the Design Guidelines Committee, gave an overview of the

document, the process and its purpose. It was agreed that individual members of the EPB would review the Guidelines on their own and submit any suggestions or comments to Diane Rohl by August 31st. The DGC will review them at their September 23rd meeting prior to submitting a final draft to the Town Board..

III AURORA OPTOMETRIC GROUP - West Maple Court

Dr. Keith Del Prince of Aurora Optometric, Mark Dean of Dean Sutton Architects and Dennis Gaczewski of DCG Construction Co. appeared before the EPB for a Sketch Plan Review.

Proposed for the 4 AC site is a two story building, approximately 13,400 square feet, height less than 35 feet. It is to be located on the west side of Maple Road between West Blood Road and the Aurora Expressway exit. The exterior of the building will be a combination of stone and siding. The first story is on the basement level and will be used mainly for physical rehabilitation patients. There is one large office of about 2,000 square feet that is expected to house another professional in the future. The main floor will be for more general eye treatments. Expected will be 16-20 patients per doctor per day. Hours of operation will begin at 8:00 AM and extend to 5:00 or 7:00 PM with a half day on Saturdays. They said they plan to break ground this fall and occupy by the summer of 2011.

Elma Building Code requires 73 parking spaces; 74 parking spaces will be provided including 14 spaces for the handicapped with pedestrian walkways for safety. Parking will be on three sides with separate parking for each floor. The site will be fully landscaped with the driveway having ornamental trees planted alongside. Condensers will be located on the exterior and concealed with landscaping. An illuminated sign will be at the road, surrounded by landscaping.

Drainage will need to be approved by the DEC with a SWIP. Town Engineer James Wyzykiewicz stated that he will review the area to see if there is already a drainage district. He also said that under a new Town ordinance, Section 115.4 Sewers has been replaced by Articles I through IV. Mr. Dean said the frontage is currently 80' and 100' is required at the ROW. He said they will move to have a variance granted from the ZBA.

Chairman Reid referred Dean Sutton Architects and DCG Construction Co. to the section of the Town Code, Site Plan Review. He also said the following will be required when

that meeting is scheduled:

1. Approval letter from the Jamison Road Fire Department.
2. Approval from the Elma Water Department.
3. Approval from Town Engineer for drainage plan.
4. Approval letter from the EC Health Department for septic or sewer..
5. Approval letter from EC Dept of Environment & Planning for curb cuts..
6. Variance from ZBA for road frontage if necessary.
7. Traffic pattern for both driveways - two way.
8. Identify types of plantings and value for 2-year maintenance bond.
9. Identify types of lighting and location for building and parking lot.
10. SEQR - completed State Environmental Quality Review Form.

IV PROF OFFICE COMPLEX - Corner Transit & Bullis Rds (Petri Estate)

According to Elma Town Code, rezoning must be referred to the EPB for an advisory report, to then be given to the Town Board before a public hearing is held for the rezoning. Frank Campofelice of Walden Development Group, LLC and Patricia Bittar of William Schutt Engineering appeared to explain that there is a contract of sale dated June 15, 2010 on the subject property with the current owner, the Estate of Anamone Petri,. The contract is contingent upon Walden Development Group receiving approval for rezoning. The property along Transit Road is zoned C-3 (Major Commercial), the easterly portion along Bullis Road is zoned C-2 (Intermediate Commercial) and to the north of that, the easterly portion is zoned Residential C. They are requesting that all property be zoned C-3.

The total acreage is approximately 11.5 AC. with 300' frontage on Transit Road.

Mr. Campofelice explained that this will be professional office complex (no retail) with flex office space for a total of 60,000 square feet in four buildings. It will be ranch style , 20-22' in height. Offices will be 1,000 to 1,800 square feet to which a tenant can add on or relocate to another office in the existing commercial park. For a comparable example, the EPB was referred to a similar building on Walden Avenue (near Gibraltar Steel) in Lancaster. Some other issues discussed were:

1. Potential wetlands and drainage;
2. Whether they will be able to tie into the West Seneca sewer system or have to design their own septic system;

3. Traffic pattern in and out of the site onto Transit Road;
4. Lighting on the building and parking lot;
5. Value of landscaping for required two-year maintenance bond;
6. Type of sign to be used - EPB advised no digital signs allowed.

Motion made by Chairman Thomas Reid and second by Robert Waver to refer to the Elma Town Board for rezoning under Elma Code 144-118 B. , the parcel of property at 2560-2576 Transit Road, Elma (also referred to as the vacant land located on the northeast corner of Transit Road and Bullis Road) as requested by the Walden Development Group, LLC with the consent of the Estate of Anamone Petri, under the following provisions:

1. The EPB considers the proposed use of the land to be appropriate in a C-3 District on Transit Road.
2. The EPB considers such rezoning (amendment) to be in harmony with the Comprehensive Plan and the new Commercial Code as adopted on 10/1/08.
3. The EPB stipulates that this referral to the Town Board for rezoning of parts of the subject parcel currently designated as Residential, C-2 and C-3 to C-3, be for the proposed 60,000 square foot professional office complex consisting of four separate buildings on an approximately 11.5 AC parcel, as presented to the EPB on August 17, 2010 by the Walden Development Group, LLC.

Ayes: 6. Nays: 1 - Fanelli. Absent: 1 - Baker.

V REVISED SITE PLAN - ONLINE AUTO CONNECTION

Per the request of the EPB at the July meeting, a final revised plan was submitted to both the Building Department and the EPB, such revisions approved at that meeting. The EPB requested a copy for comparison with the changes given Final Site Plan Approval at the July 20th meeting. Upon review by the EPB, it was determined that the following were lacking on the revised site plan and requested that another plan be submitted to them at the September 21st meeting:

1. No reference to the materials used nor view of the sides of the second story.
2. The color scheme as agreed to was not noted (charcoal and ash generally).
3. Date on drawing was not updated to current revisions.

No action was taken, pending receipt of another revised site plan.

VI SCHEDULING TRAINING PRESENTATIONS - MEETING NIGHTS

A. EC Dept of Environment & Planning (Letter 6/22/10)

Subsequent to the July meeting, Diane Rohl spoke to Rachel Chrostowski who is in charge of training for the EC Department of Environment and Planning. She said the County does not offer on-line training but that the EPB could request training sessions be scheduled in Elma prior to their regular meetings. The EPB chose two programs: Confronting NIMBY's and Permitting and Standards for Wind Power. Diane Rohl will follow through with Erie County to make arrangements.

B. NYPF Conference, Lake Placid, NY - 9/26-28/10

A program and registration forms were provided to the EPB members.

VII FYI

Bldg Inspector's Report –June 2010

ECB Minutes - Town Web Site

ZBA Minutes – Town Web Site

DGC Minutes - June 24, 2010

Town Board Minutes - Town Web Site

VIII ADJOURN

Motion to adjourn at 9:40 PM by unanimous consent.

Respectfully submitted,

Diane Rohl,
EPB Secretary