

11/16/10 Planning Board Minutes

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

MINUTES OF REGULAR MEETING –November 16, 2010

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held Tuesday, November 16, 2010 at 8:20 PM in the Elma Town Hall, 1600 Bowen Road, Elma, New York. (The meeting began late due to an earlier two-hour training session for Planning and Zoning Boards as sponsored by EC Department of Environment & Planning.)

PRESENT:

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

TOWN REPRESENTATIVES:

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

I APPROVAL OF MINUTES

Motion to amend and approve Minutes of October 19, 2010 made by Anne Fanelli and second by Robert Waver.

Ayes: 7. Nays: 0. Motion Carried.

II ONE-LOT SUBDIVISION - Northrup Rd (north of #450)

Owner Connie Ulrich of 450 Northrup Road and Engineer Susan King of King Consulting Engineers appeared before the EPB. Initially Engineer King said that the Erie County Health Department has given their approval on September 21, 2010 for a septic

system on the site for a three bedroom home. (signed on site plan) The plan shows Mrs. Ulrich's existing house and a fictitious three bedroom house for purposes of Erie County approval.

The lot fronts on Northrup Road and is to be approximately 1.016 AC with 100 feet of frontage. All required setbacks are to code according to Engineer King who met with the Building Department. She said there had to be a twenty foot lot adjustment according to Town Code because of the corner. She also indicated that the remaining lot size is 5 - 5 1/2 AC with the possibility of one more split on the other side of the Ulrich property.

Motion to approve a one-lot subdivision as proposed; and to request that the Building Inspector confirm that the remaining lot is conforming, since there were lot dimensions on the site plan, made by Chairman Reid and second by David Baker.
Ayes: 7. Nays: 0. Motion Carried.

III SYLVIA'S PLACE - 2460 Bowen Rd (proposed senior housing)

Contractor Brian Young of Young Development and Lowell Dewey, PE of C&S Companies appeared before the EPB. They stated that the intent of their appearance was only to inform the EPB of their proposal for senior housing as presented to the Town Board in a recent Work Session. The basic criteria for occupancy would be a minimum age of 55 years. It would not be subsidized housing.

The proposed 1.65 AC site is to be located on Bowen Road within the Elma Center Overlay District, adjacent to the gas station at Bowen and Bullis Roads and across from Pond Brook town houses. There would be 48 units, about evenly divided between one and two bedroom units. It would be named "Sylvia's Place" and the architecture would have a colonial look. (They referred the EPB to Katie's Place in West Seneca as an example.) The footprint would be 23,074 square feet and total square footage of the two story structure would be 45,962. They also said they would want to tie into the Pond Book sewer system as "it is underutilized" according to Timothy Walczak.

Mr. Young said they are scheduled to appear before the ZBA in December to request a number of variances including front setback, lot size, building footprint, interior greenspace, parking set back, parking space size and free standing sign. He said that: "If the ZBA grants the variances, then we will prepare drawings."

IV FYI

Bldg Inspector's Report –October 2010

ECB Minutes - Town Web Site

ZBA Minutes – Town Web Site

DGC Minutes - October 28, 2010

Town Board Minutes - Town Web Site

V ADJOURN

Meeting adjourned at 9:30 PM by unanimous consent.

Respectfully submitted,

Diane Rohl,
EPB Secretary