

10/21/08 Planning Board Minutes

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

MINUTES OF REGULAR MEETING – October 21, 2008

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held Tuesday, October 21, 2008 at 8:00 PM in the Elma Town Hall, 1600 Bowen Road, Elma, New York.

PRESENT:

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

TOWN REPRESENTATIVES:

Joseph Colern, Building Inspector
James Wyzykiewicz, Town Engineer
Phyllis Todoro, Town Attorney

ABSENT:

Member Michael Cirocco

I APPROVAL OF MINUTES

Motion to Approve Minutes of September 16, 2008 Made by Anne Fanelli and Second by David Baker.

Ayes: 7. Nays: 0. Motion Carried.

II 2008 CAPITAL PROJECT – IROQUOIS CENTRAL SCHOOLS

Mr. Neil A. Rochelle, Superintendent of Iroquois Central School District, contacted Diane Rohl earlier in the day to cancel his presentation, stating that an emergency had arisen. He requested that he be scheduled at a later date.

III MATTRESS WAREHOUSE – 3211 TRANSIT RD – (Adams Martial Arts)
Neither Owner George Costello nor Landlord William Adams appeared.**

IV HIDDEN HILLS SUBDIVISION – 130 PINWOOD TRAIL

Owner of Sublot 13, Richard Gorczyka Jr, is under contract to purchase the southwest corner of Sublot 12 (identified as Parcel 2 – current owner Paul P. Otto) which measures 58.00' x 64.00' x 46.77', for a total area of 1,307 square feet. Mr. Gorczyka stated that: “If that works, I want to purchase part of the Janiga Farm (identified as Parcel 3 – current owner Leonard E. Janiga).”

Asked what his plans were, Mr. Gorczyka said he would like to build a garage and put in a driveway to gain access to the Janiga farm field. Asked for a copy of the purchase contract, Mr. Groczka said he needed agreement from the EPB before he could sign the contract. Mr. Baker asked if the future purchase would be a buildable lot. Chairman Reid responded that it had no frontage. Joseph Colern said that it would be combined into one Sublot number. An attorney would amend the subdivision lot cover.

Motion Made by Chairman Reid and Second by Anne Fanelli to amend the subdivision lot number per the drawing contingent upon:

- (1) Submission of an approved purchase contract to the Building Department.
- (2) All of the land will become one deeded lot.

Ayes: 7. Nays: 0. Motion Carried.

V COMMERCIAL CODES

The following documents were distributed to the EPB members:

- Summary of Proposed Town of Elma Zoning Code Changes
- Final Draft of Codes and Elma Overlay - Adopted 10/01/08
- Town of Elma Zoning Map – Adopted 10/01/08

Diane Rohl explained that the Draft of the Commercial Codes was submitted to the State, and until approval is received, it will be necessary to use these documents for reference to the new Codes. Subsequently the Codes will be printed to replace the old commercial code in members' Code books.

Chairman Reid requested that a copy of the adopted Commercial Codes be emailed to

each EPB member. James Wyzykiewicz pointed out that there were a few changes to the Code after the Summary was prepared by Wendel. Diane Rohl offered to review it, make the corrections and forward it to the EPB members as well. Chairman Reid also requested that Wendel print a Town Map indicating "Adopted October 1, 2008".

VI FYI

Background Information – ICSD Capital Project

Building Inspector's Report – August 2008

CRC Minutes - Town Board Public Hearing 9/18/07

ECB Minutes - 9/23/08 Town Web Site

Town Board Minutes - 9/17/08, 10/01/08, 10/15/08 Town Web Site

VII ADJOURN

Meeting was adjourned at 8:29 PM by unanimous consent. At 8:45 PM George Costello from Mattress Warehouse arrived.

III ** MATTRESS WAREHOUSE – 3211 TRANSIT RD – (Adams Martial Arts)
Owner of Mattress Warehouse, George Costello, arrived after the meeting had been adjourned. Mr. William Adams (landlord) never came. Joseph Colern, Building Inspector, spoke to Mr. Costello and advised him as to what was required to be granted Final Site Plan Approval.

Respectfully submitted,

Diane Rohl,
Recording Secretary