

## **05/15/07 Planning Board Minutes**

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

MINUTES OF REGULAR MEETING May 15, 2007

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the Board, was held Tuesday, May 15, 2007 at 8:00 p.m. in the Elma Town Hall, 1600 Bowen Road, Elma, New York.

PRESENT: ABSENT:

Deputy Chairman James Millard David Baker  
Member Michael Cirocco  
Member Anne Fanelli  
Member Gregory Merkle  
Member Robert Waver  
Alternate Gregory Kalinowski (Substitute for David Baker)  
Chairman Thomas Reid @8:25PM

OTHERS PRESENT:

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

### **I APPROVAL OF MINUTES**

Motion to Approve Minutes of April 17, 2007 as amended Made by Gregory Kalinowski and Second by Robert Waver.

Ayes: 7. Nays: 0. Motion Carried.

### **II GENERAL WELDING ADDITION û 991 MAPLE ROAD**

The following information was supplied to the EPB for review:

Application for Special Use Permit 3/20/07

Engineering Report - May 2007

Storm Water Pollution Prevention Report (SWPPR) - May 2007

Revised Site Plan (Floor Plan & Elevation) 2/20/07

## Site Development Plans 5/9/07

General Welding was granted a variance to the Moratorium Resolution at the March 21, 2007 Town Board Meeting. Terry Meyers appeared before the EPB representing General Welding. She explained that the addition will be approximately 25,750 square feet, going 140 feet back from the beginning of the existing building. The exterior will be the same as the existing building, a combination of metal siding and concrete block.

There will be pole mounted lights on the property line on the south side which abuts the car wash. There will also be lights mounted underneath the canopy. Building lights will be 250 watts, parking lot lights will be 400 watts. Plan C-3 was corrected to reflect lighting mounted to the building, not pole mounted.

The new additional parking will allow for fifty plus spaces located primarily on the north side with some on the south side. It is believed that all of these spaces will not be used but that they are required to comply with the building codes. Surface will be stone. The wetlands are currently being mitigated. One tenth of one acre is permitted to be used by the DEC without any permits. (The owner is working with the DEC and will be trading land he owns in Marilla which is unrelated to this project.)

Basis of the drainage plan were discussed and referred to Town Engineer James Wyzykiewicz for review and compliance. Building Inspector Joseph Colern suggested that NYS be contacted regarding an easement to drain onto their property. Terry Meyers indicated that if she cannot get something from NYS in a timely fashion that she will change it to the way it is now: draining from our property and then to NYS's property.

Mr. Wyzykiewicz said he was not certain that there was an actual permit process so that in lieu of that, a comment will be satisfactory.

Terry Meyers was informed that a Long Form SEQR will be necessary. James Millard commented that the traffic pattern looks fine. The canopy will be used for storage of trailers and cars for protection.

Chairman Thomas Reid arrived at 8:25 PM. It was decided to let Deputy Chairman James Millard continue for the remainder of the meeting.

Motion for Preliminary Site Plan Approval contingent upon the following:

1. Changes in Site Plan regarding lighting as agreed with the Planning Board.
2. Completion of a Long Form SEQR and submittal to Erie County Department of Environment and Planning.
3. Receipt of final approval from the Erie County Health Department.
4. Letter and/or comment from NYS indicating approval of drainage proposed.
5. Letter from the Jamison Road Fire Company indicating no fire hazards or non-compliance issues.
6. Drainage review by Building Inspector and Town Engineer to be completed for the Final Site Plan Approval.

Made by Michael Cirocco and Second by Gregory Kalinowski.

Ayes: 6. Nays: 0. Abstain: Chairman Thomas Reid. Motion Carried.

### III MOOG INC. PLANT #20 ADDITION û JAMISON ROAD

No Variance to Local Law 1-2007 Moratorium on Land Use was necessary since Moog Inc. is zoned Industrial, not Commercial.

The following information was supplied to the EPB for review:

Short Form Environmental Assessment û Part I - 5/4/07

Site Plan SP-1 5/10/07

Proposed Site Plan SP-1 5/10/07

Proposed Floor Plan Option 2 - SKA-2 3/20/07

Proposed Exterior Elevation & Wall Section SKA-4 3/13/07

Mr. Donald Aubrecht from Fontese, Folts, Aubrecht, Ernst, Bammel Architects and Mr. Richard Frantz from Moog Inc. presented the plans for an approximate 25,000 square feet addition to the existing manufacturing facility at the east end of the Moog site, a single story metal building with acrylic cement exterior. (This is currently the end of the parking lot.) The parking lot area is being reduced by 110 spaces that were not being used by the first and second shifts. In 1983 an area was put in topsoil and can be changed back to parking if needed. It is expected that there will be 100 new employees. Mr. Aubrecht said that ôthe green area on the plans is being targeted for future expansion, possibly in two years, although more realistically in 5-7 yearsö.

The interior of the proposed addition will house areas for manufacturing, a pump room,

offices, three conference rooms, lavatories, and other ancillary small rooms.

Mr. Aubrecht indicated that he had not reviewed the drainage plan with Town Engineer James Wyzykiewicz. He said that Moog has its own drainage district and would be modifying the ponds. He also stated that he has not had any contact with the Springbrook Fire Company as yet.

Motion for Preliminary Site Plan Approval contingent upon the following:

1. Approval of drainage plan by Town Engineer.
2. Approval of septic system size from Erie County Health Department.
3. Response from Springbrook Fire Company indicating no fire hazards or non-compliance issues.
4. Completion of Long Form SEQR and submittal to Erie County Environment and Planning Department.

Made by Chairman Thomas Reid and Second by Gregory Kalinowski.

Ayes: 7. Nays: 0. Motion Carried.

#### IV UPDATE ON STEUBEN DRIVEWAY SIGN

Diane Rohl reported that no further action has been taken by the Erie County Department of Public Works & Highways regarding the EPBÆs request to install a warning sign on Jamison Road west of the proposed driveway. Town Highway Supervisor Wayne Clark indicated that the County may do a traffic study to determine the necessity. A message left by Diane Rohl at the Erie County Department of Public Works & Highways inquiring as to the status was not answered. She will continue to monitor the situation and report back to the EPB as necessary.

#### V MORATORIUM/PLANNING BOARD ACTIONS

In view of the adoption of Local Law 1-2007 Building Moratorium on Land Use, the EPB members were concerned that proper procedures would be followed prior to their receiving requests for preliminary and final site plan approvals. Joseph Colern, Building Inspector, said that his office would verify that referrals were in order before submission to the EPB. Diane Rohl also indicated that because she attends most Town Board Meetings she will be aware of the Town BoardÆs actions; and that the Town Board Minutes are another source of information should any questions arise.

VI UPDATE ON COURSE OFFERINGS û TVGA, ELMA

As a follow up to the EPBÆs indication of interest in potential courses being offered by TVGA that would fulfill the NYS training requirements of four hours of coursework per year, Diane Rohl reported that TVGA plans on announcing a schedule of offerings within the next few weeks.

VII FYI

The following were included in the EPB packet of information:

Conservation Board Minutes û April 24, 2007

Town Board Minutes û 4 /04/07, 4/18/07, 5/02/07

Motion to Adjourn at 9:00 PM Made by Thomas Reid, Chairman and Second by Gregory Merkle. Yes: 7. Nays: 0. Motion Carried.

Respectfully Submitted,

Diane Rohl,  
Recording Secretary