

10/16/07 Planning Board Minutes

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

DRAFT - MINUTES OF REGULAR MEETING October 16, 2007

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the Board, was held Tuesday, October 16, 2007 at 8:00 p.m. in the Elma Town Hall, 1600 Bowen Road, Elma, New York.

PRESENT:

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

ABSENT:

Member Michael Cirocco

OTHERS PRESENT:

Thomas Stynes, Asst. Building Inspector
James Wyzykiewicz, Town Engineer (@8:30 p.m.)
Eugene Stevenson, Superintendent Water Department
Phyllis Todoro, Town Attorney

I APPROVAL OF MINUTES

Motion to Approve Minutes of September 18, 2007 as amended Made by Anne Fanelli and Second by Gregory Kalinowski.

Ayes: 7. Nays: 0. Motion Carried.

Motion to Approve Minutes of Speical Meeting of September 27, 2007 as amended Made by Anne Fanelli and Second by Gregory Kalinowski.

Ayes: 7. Nays: 0. Motion Carried.

II STEUBEN FOODS – 1150 Maple Road, Elma
MODULAR OFFICE BUILDING

Appearing before the EPB were John Nagel, Vice President of Finance and Thomas Taggart, Vice President of Engineering for Steuben Foods; and Donald Aubrecht, Architect for Fontanese, Folts, Aubrecht, Ernst & Bamel.

Mr. Aubrecht presented a plan for a modular building to be used as an office for Mr. Nagel and his staff, most of whom are scattered throughout the present building. This is expected to be a temporary solution: “about three to five years and then another permanent building will be built outside of the current building while moving this one out”.

The plan is for a single story modular building, approximately 4,032 square feet and thirteen feet high with a tan stucco exterior. (EPB was given a picture of a similar building.) It will be on a foundation incorporating six modules (about 60’ long) and supported by about 40 piers. The intent will be to try and keep all of the trees, making it hidden from sight from either Jamison or Maple Roads. According to Mr. Aubrecht, Steuben Foods has taken on a number of new employees over the past 6-9 months. The office will hold about twenty-three people and there will be 215 parking spots “which should be adequate for now”. There will be exterior lighting in the parking lot and at the front door for the day shift only. Mr. Nagel concurred.

It will be necessary to tie into the current sewer system which runs over to a pumping station. Steuben Foods will have to get a continuance of the SPEDES permit from the Erie County Sewer Authority.

It was determined that since Steuben Foods is classified as an Industrial Business, they will not have to seek a Variance to the current Moratorium Local Law 1-2007 from the Town Board. Therefore, the EPB has Lead Agency status. The Type 2 Unlisted SEQR was completed by the EPB.

Motion to Approve the Type 2 Unlisted SEQR indicating there is no significant environmental impact Made by Chairman Reid and Second by Robert Waver.

Ayes: 7. Nays: 0. Motion Carried.

Motion to grant Final Site Plan Approval contingent upon approval from the Erie County Sewer Authority and satisfaction of any concerns from the Town Engineer Made by David Baker and Second by Anne Fanelli.

Ayes: 7. Nays: 0. Motion Carried.

III MOOG – Jamison & Seneca Streets, Elma
BLDG #12 – MAIL ROOM & RECORDS STORAGE BLDG

Appearing before the EPB were Richard Crance, Facilities Operations Manager from Moog and Donald Aubrecht, Architect from Fontanese, Folts, Aubrecht, Ernst & Bamel.

Mr. Aubrecht presented a site and building plan for a structure to be used primarily for document storage. The building will measure 150' x 60', a total of 9,000 square feet and will also include a small mail room, two offices and lavatories. It will be a pre-fabricated Robertson metal building with a metal pitched roof and windows in the front only. The new building will be located behind a Carlton Building and is a replacement for an existing storage building which will be demolished. A second grove of trees will be removed to accommodate the facility. Moog also stated that it had approached the neighbors and they had no objection to the project.

There will be four employees (currently in the Seneca Street location) in the new building. There will be a water sprinkler system throughout the entire building. Depending on density and height, shelving heads will be installed if necessary. Mr. Crance stated that they had not met with the Springbrook Fire Company. The Parking area and exterior doors will have lighting.

Prior to Final Site Plan Approval, it will be necessary for Moog to:

1. Meet with the Springbrook Fire Company and obtain a letter from them regarding access and fire code compliance.
2. Provide more detail on the building.
3. Obtain approval from the DEC for continuance of SPEDES Permit.

Motion for Preliminary Site Plan Review Made by Chairman Reid and Second by James Millard.

Ayes: 7. Nays: 0. Motion Carried.

IV MOOG – Jamison & Seneca Streets, Elma
ICD PLANT 11 – MFG, WAREHOUSE & LOAD DOCK

It was explained that various buildings within the proposed area were constructed between 1966-1990s. The new building of approximately 44,500 square feet will be an addition to the Industrial Group Complex. Recent product development requires the use of very heavy equipment.

Currently spread around the area, this site would be the central location.

There will be a shipping and receiving area with a loading dock with two below-grade doors and two on-grade doors. A production area for assembly and testing will house cranes of three and five tons. The bulk storage area has a ceiling height of 26 feet to accommodate large storage racks. (Existing building is 19 feet high.)

Mr. Aubrecht stated that the building will be steel metal frame with white insulated panels matching the existing building. There will be a bank of windows between scored blocks and panels. These will be at the top of the walls, about eighteen feet, just below the roof. Atop the roof will be the HVAC units, adding about another six feet.

Parking will be on the east and west sides with an increase of 48 spaces to a total of 505. An area of trees will have to be cleared. The driveway has been changed to the outside of the building for better ingress and egress when delivering and receiving. “A lot of things come by air freight and UPS; not like Steuben where there is a constant delivery.” A new transformer will be installed due to the need for additional power. It will be separated from the rest of the building by a two hour firewall as will the dock area. There is a question whether special sprinklers will be required where the shelving storage is located. The National Electric and the Building Construction Codes plus the Underwriter for Moog will determine those requirements.

1. Request that Moog meet with the Springbrook Fire Company for review of its plans.
2. Request a concept of what the view will be from Jamison Road.
3. The Town Engineer has approved the plans as submitted.
4. The Building Department has approved the plans as submitted, suggesting that the location of the fire hydrants be indicated.
5. The Water Department will be flow testing during the week and according to Mr. Stevenson, Moog will have to comply with all standards and regulations.
6. The EPB being Lead Agency, will complete the Type I SEQR prior to the next meeting

with Moog. This will be Part 2– Project Impacts and their Magnitude and Part 3– Evaluation of the Importance of Impacts.

Part I- Project Information has already been completed by Moog.

Motion for Preliminary Site Plan Approval Made by James Millard and Second by David Baker.

Ayes: 7. Nays: 0. Motion Carried.

V MOOG – Jamison & Seneca Streets, Elma

PLANT #20 – ADDITION – Amended (Prior Approval June 19, 2007)

The site plan presented by Donald Aubrecht, Architect, will be considered as an amendment to the original 25,000 square feet addition to Building #20. This first phase was given Final Site Plan Approval at the June 19, 2007 Meeting. This second phase will be another 25,000 square feet on two levels. The Upper Level will be for electrical production and manufacturing; the Lower Level will house transformers and support personnel. The first phase was estimated to add about 95 employees; the second phase about 40 more. The exact interior design is in process.

There will be fifty more parking spaces added as needed. That area will be in stone right now for construction purposes. Total parking to be approved for first and second phases will increase from 655 – 705 spaces. The road is an extension of the current road and more parking spaces can be added as necessary. Road access for the Fire Company and the placement of two fire hydrants will be the same as shown on the original plan, one existing and one new one at the Emergency Exit. Mr. Stevenson, Water Superintendent, suggested putting another fire hydrant at the entrance to the building. Mr. Aubecht concurred. It will also be necessary for the Water Department to move one water line before construction begins. The woods have been cleared in preparation for construction but it was decided to put everything on hold until the second phase was approved. The green space is going to remain. There is a stream running through it.

Since Moog is classified as Industrial, it is exempt from the Moratorium, Local Law 1-2007. The EPB is Lead Agency and will treat the SEQR submitted as a revision to the original Type I SEQR submitted May 2007.

Motion to accept the Revision to the Type I SEQR indicating a negative declaration as having no significant environmental impact Made by Chairman Reid and Second by

James Millard.

Ayes: 7. Nays: 0. Motion Carried.

Motion to grant Final Site Plan Approval of the revised site plan with no contingencies, noting that a letter of no concern has already been received from the Springbrook Fire Company, Made by James Millard and Second by Robert Waver.

Ayes: 7. Nays: 0. Motion Carried.

VI FOR REVIEW & DISCUSSION

Mr. Baker had requested that each EPB Member be sent copies of the Grand Island – Design & Performance Standards for review. (These were originally distributed by Wendel Duchscherer at the CRC Meeting.) Diane Rohl indicated she had included Elma RCP Section 5.0 – Findings & Recommendations as a guide to the EPB noting that Wendel Duchscherer had reminded the CRC that any decisions made by the Boards should tie in with the RCP to eliminate cause for legal action against the Town. Mr. Reid asked the EPB to review Section 5.0 and return with any questions.

Mr. Baker pointed out some areas of the Grand Island Codes that could be applicable to the Town of Elma. Mr. Reid suggested that the CRC needs to identify the different Zoning Codes and their parameters before looking at building standards. Mr. Wyzykiewicz identified various problems associated with rezoning. There was consensus to table code revisions for further discussion at another time.

VII CORRESPONDENCE

The letter to TVGA Engineering Consultants was copied to the EPB. It expressed appreciation to the company and staff for providing four training sessions at the Elma Town Hall for the Planning and Zoning Boards of Elma, Marilla, Wales, Holland and Aurora.

VIII FYI

Building Inspector's Report – September 2007

Minutes: Code Review Committee 9/26/07

Conservation Board 9/25/07

Town Board 9/19/07 & 10/03/07

EPB Guide – Elma Chapter 117 - Site Plan Review

Motion to adjourn at 9:45 P.M. Made by Anne Fanelli and Second by Gregory

Kalinowski.

Respectfully Submitted,

Diane Rohl,
Recording Secretary