

## **07/18/06 Planning Board Minutes**

The meeting on Tuesday, July 18, 2006 was called to order by Chairman Reid at 8:00 PM with the Pledge of Allegiance.

Members present: David Baker also: Tom Stynes, Asst Bldg Insp  
Michael Cirocco Jim Wyzykiewicz, Town Eng  
Anne Fanelli Greg Kalinowski, Alternate  
Greg Kalinowski  
James Millard  
Thomas Reid, Chairman

The minutes of the last meeting of June 20, 2006 were approved as submitted.

The first item on the agenda was Jim Wyzykiewicz for approval of a 1 lot subdivision on Bullis Rd. The entire parcel is zoned Residential B and is owned by the Koch Family and Mr. Wyzykiewicz. A few months ago approximately 2 1/2 acres of the 15 acre parcel, to include a farm house was sold, leaving three remaining splits with frontages on Woodard Rd to be used for future residential use. Proposed are 4 possible splits with frontages on Bullis Rd. Mr. Wyzykiewicz is requesting approval for one (1) of the proposed lots leaving three available for future residential use. The parcel in question is 125'x280' (not including 33' of the road right of way), has a perk rate of 1GÑ in 10 minutes and has received approval from the EC Health Dept. for a tile field. The proposed splits on Bullis Rd being in Residential B zone fall in the minor subdivision classification under the Elma Town Code because the four (4) original splits have been or will be taken. There are no drainage issues on the property but the formation of a Drainage District was discussed. Mr. Wyzykiewicz stated he will be coming before the Planning Board at another time to request approvals on the other 3 remaining parcels and will form a Drainage District on the entire property at that time. The entire parcel will be referred to as "Koch Farm". Chairman Reid entertained a motion to check box 2 for a Negative Declaration and accepts Lead Agency on the short form SEQR for a one lot subdivision on Bullis Rd for Mr. Wyzykiewicz. Mr. Baker so moved, seconded by Mr. Kalinowski. Poll vote - 6 ayes. Motion carried.

Mr. Millard made the motion to approve a one (1) lot subdivision on Koch Farm for Jim Wyzykiewicz as presented, seconded by Mr. Kalinowski. Poll vote - 6 ayes. Motion

carried.

Old Business:

Walkout/finished basements in Springbrook Shores were discussed and references were made to last months approval of the increase in sq ft restrictions and as to whether finished basements should be included in the sq ft restrictions set by the Planning Board. Mr. Millard made the motion to exclude basement sq ft from the Planning Board's sq ft restrictions for Springbrook Shores (the footprint of these homes will not be increased), seconded by Chairman Reid. Poll vote - 5 ayes, 1 no. Motion carried. (Mrs. Fanelli voted no). The Planning Board notes this will have no impact on how taxes are assessed in this subdivision, as tax assessment is beyond the jurisdiction of the Planning Board.

New Business:

Jim Wyzykiewicz mentioned an article he read in Business First magazine on the population growth over the last five years in the Town of Elma.

Chairman Reid stated that if an alternate to the Planning Board attends any of the meetings their name is to be added to the minutes. If any Planning Board member is unable to attend a regular meeting, the alternate will sit in as an acting member.

Mr. Cirocco has created a preliminary checklist that will be emailed to all the Planning Board members for their review. Jim Wyzykiewicz will provide a checklist he received at the Association of Towns.

There being no further business, the meeting was adjourned at 9:10PM.

Respectfully submitted,

Jennifer M. Ginter  
Secretary/Clerk