

## **10/17/06 Planning Board Minutes**

TOWN of ELMA PLANNING BOARD

DRAFT - MINUTES OF REGULAR MEETING

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the Board, was held on Tuesday, October 17, 2006 at 8:00 p.m. in the Elma Town Hall, 1600 Bowen Road, Elma, New York.

PRESENT: ABSENT:

Chairman Thomas Reid Member Robert Waver  
Member David G. Baker  
Member Michael Cirocco  
Member Anne Fanelli  
Member Greg Merkle  
Member James Millard  
Alternate Greg Kalinowski (for Robert Waver)

I APPROVAL OF MINUTES - SEPTEMBER 19, 2006

Motion to approve Minutes as submitted by James Millard and Second by Greg Kalinowski.

Ayes: 7 Nays: 0. Motion carried.

II 6091 SENECA STREET, ELMA û Final Site Plan Approval

Mr. Huber appeared before the Board with an Application for Use Permit for three outside storage buildings approved as of 9/20/06, and as amended and approved by the Town Board as of 10/4/06, the addition of outside storage for boats and R.V.Æs, etc. In response to questions about drainage, Todd Huber said he had talked to Eugene Stevenson, Superintendent of the Water Department. Mr. Huber said he will put in a sprinkler system and a fire hydrant for fire protection. Asked if he had contacted the Fire Department about any concerns they may have, Mr. Huber said he had not.

Board members asked questions about the lighting. Mr. Huber explained there will be three 150 watt lights to illuminate the facade; each building would have six lights for a

total of 15 down lights. On the sides they will be 100 or 150 watts, and he might put one on the west side of the approved building. According to Mr. Huber, 84 Lumber illuminates about one-half of the property. There will also be a berm as a buffer as well as an aluminum fence.

The Board approved the plans contingent upon:

1. Drainage District.
2. Lighting details to be put on the building plans and specifications.
3. Letter from the Fire Department indicating no concerns.

Motion to Approve by Michael Cirocco and Second by James Millard.

Ayes: 7. Nays: 0. Motion Carried.

Note: Please refer to Town Board Meeting of October 4, 2006 regarding appearance before the Board to add outside storage to his current application: Move the proposed buildings forward to accommodate the outside storage so it won't be seen from Seneca Street.

### III KOCH FARM, BULLIS ROAD - Approval of 2-one lot subdivision lots

Mr. James Wyzykiewicz, appeared before the Board requesting approval of his two remaining lots on Bullis Road. He noted that the total number of lots approved could not be classified as a subdivision since the lots were not contiguous. Lots will be zoned as 2 - 280A lots.

Drainage was approved on the entire parcel of lots known as the Koch Farm. Copies of reports from the Erie County Health Department-Environmental Health Services indicated the soil percolation tests as being adequate with specifications regarding septic systems. According to Mr. Wyzykiewicz the fee has been paid to the Town for the inspection.

Motion to approve the 2 - one lot subdivision lots by Tom Reid and Second by Greg Kalinowski.

Ayes: 7. Nays: 0. Motion Carried.

### IV OLD BUSINESS

Copy of Letter to Mike Nolan regarding the Building Cap Policy:

Affirmation by the Board that they would like to be involved in the decision making process regarding the Building Cap Policy.

#### V NEW BUSINESS

The Board would like a copy of an updated zoning map from the Building Department. A letter of request will be written to that Department.

#### VI CORRESPONDENCE

##### A. Planning a Future for Farms in WNY û WNYLC

A brief explanation was made regarding the program to be held on the 9th of November at GCC in Batavia. Cost of registration is \$25.

##### B. Land Conservation Easement Pamphlet & Letter

Diane Rohl explained the ECB's mailing program to attendees of the March 2005 meeting; and pointed out the potential savings on property tax assessments and income taxes. She also indicated the ECB is working on a Community Outreach and Education Program, and it would like to make a presentation to the Planning Board. In response to a question as to how the Planning Board will know if there is a Land Conservation Easement on a property brought before them, she explained that the ECB will provide a list to each of the Boards and Town Departments; and that the list will be updated as new easement agreements are approved. Complete files on each property will be kept in the Town Clerk's Office.

Motion to adjourn at 8:34 P.M. by Tom Reid and Second by Greg Merkle.

Ayes: 7. Nays: 0. Motion Carried