

02/15/2005 Planning Board Minutes

The meeting on Tuesday, February 15, 2005 was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: David Baker Fred Streif, Chairman
Michael Cirroco also: Tom Stynes, Asst Bldg Insp
Anne Fanelli Robert Pierce, Town Atty
Thomas Reid Gene Stevenson, Water Supt.
Robert Waver Jim Wyzykiewicz, Town Engineer

The minutes of the last meeting of December 21, 2004 were approved as submitted. There was no meeting in January 2005.

Chairman Streif welcomed Anne Fanelli as a new member on the Planning Board.

The first item on the agenda was Ron Kimmel with Aurora Excavation for a site plan review. Mr. Kimmel is proposing to add 2 single story retail or office buildings to the property located at 5800 Seneca St east of Transit Rd. The area is currently zoned Commercial. The buildings would be less than 10,000 sq. ft. each. There is a detention basin 20G+ from the neighboring residential property. Fill is being added for a berm to help with flooding. The east side property line will be moved west 2 to 3 feet. Screening will be required on the extreme west side in addition to the berm. There are 114 proposed parking spaces with five spaces for handicap parking. They have the 50G+ set back. The Town Engineer will need to review & approve the drainage. Lights need to be hooded or shielded, downward facing and minimum wattage. Chairman Streif entertained a motion to approve the preliminary site plan for Aurora Excavation conditional upon a curb cut from the County, approval of the waste disposal system from the County, adequate screening, minimal lighting, moving the lot line, submittal of a SEQR and approval from the Town Engineer on drainage. Mr. Reid so moved, seconded by Mr. Waver. Poll vote G(6 ayes.

The next item on the agenda was a site plan review for SahlenG+ s Sports Park at 7070 Seneca St. Joe Sahlen, Architect Jim Bammel & Bill Samson, Manager of SahlenG+ s Sports Park were present. Mr. Sahlen informed the Planning Board of the approval of their variance by the Zoning Board of Appeals at the meeting of January 11, 2005.

Presently there are 180 parking spaces and the agreement with MOOG provides another 80 spaces. With the new building, there will be 460 spaces not including the 80 from MOOG. A letter is required from Springbrook Fire Company and also from MOOG approving the use of their parking lot for overflow. A SEQR will need to be completed. Future problems (ex. Street light or traffic problems) will need to be addressed at that point in time. Lighting near a resident's property on N Star Rd needs to be toned down. A Drainage District has already been formed, so the new addition will be incorporated with the existing district. Drainage needs to be reviewed and approved by the Town Engineer.

Chairman Strief entertained a motion for preliminary site plan approval conditional upon minimal lighting. Mr. Cirocco so moved, seconded by Mr. Waver. Poll vote 6 (6 ayes).

Next item on the agenda was Todd Huber with Building Solutions. Mr. Huber was referred by the Town Board to the Planning Board for re-approval to existing site plan. The Town Board is questioning the east to west site line regarding screening. A significant berm was added last year as screening for My Father's House Church but the rainfall last year prohibited planting of the trees. Trees are on order and will be planted when the weather permits. Other than where the new building is to go the rest of the property has been seeded. The specific spot in question by the Town Board is five trees that run north to south of the building that would prohibit view of equipment and Seneca St. Chairman Strief read a letter received from My Father's House Church located at 140 Pound Road. The letter stated the church has a good relationship with Mr. Huber and Building Solutions and find the screening to be sufficient. Chairman Strief entertained a motion to amend the original site plan to remove the eleven trees from the south side of the building and be placed on the east side of the property. Mr. Baker so moved, seconded by Mrs. Fanelli. Poll vote 6 (6 ayes).

The last item on the agenda was a sketch plan review for Fischione Construction at 2151 Transit Rd. Representing the Fischione Family was Susan M. King from King Consulting Engineers & Land Surveying, PC. Proposed is a 7200 sq ft building. There are two parcels combined into one, both parcels are zoned commercial. The new building will be similar to the original building minus the garage doors. There will be a curb cut, the septic will be a sand filter with an absorption trench, a separate water line will be added tied into existing water line on Transit, and storm drainage will be tied into the existing storm drain system. A hedge row will be moved. A letter from the adjacent property owner will be required. There are 34 existing parking spaces, an additional 20 spaces to

include 2 handicap are proposed. Depending on the number of offices proposed in the new building, a minimum of 32 parking spaces will be required instead of 20. The same entrance will be maintained. A letter from the County approving waste disposal will be required. Lighting was discussed and is approved as minimal. A SEQR will be required. Chairman Streif stated this project looks favorable. The next step for Fischione, will be to come back for preliminary site plan approval, and if Ms. King will be presenting Fischione in this matter a letter stating that fact from Mr. Fischione is required.

Under new business:

Chairman Streif mentioned Jim Millard has classes (he is going for his Masters Degree) this year that will conflict with the Planning Board Meetings and is considering resigning from the Planning Board. The Board as a whole feel that Mr. Millard is an invaluable member and will not accept his resignation.

Chairman Streif mentioned there is a Farmland & Open Space Protection Workshop to be held at the Elma Town Hall on March 7, 2005 from 7-9PM. The Planning Board should plan on attending this workshop. Chairman Streif made the motion the Planning Board recommend to the Town Board that a Land Conservation and Preservation Board be formed on a volunteer basis. Seconded by Mrs. Fanelli. Poll vote 6-0.

Water Superintendent Gene Stevenson discussed with the Board procedures in checking the status of stalled projects like Fargo Development.

Mr. Reid questioned the 15% rule (land to building) as with the Sahlen's project.

Under Correspondence:

A letter was received from the Erie County Department of Environment & Planning regarding the new contact person for the Town of Elma. Any questions or correspondence should be directed to Adam Zaklikowski.

There being no further business, the meeting was adjourned at 10:31PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary/Clerk