

9/21/04 Planning Board Minutes

The meeting on Tuesday, September 21, 2004, was called to order by Acting Chairman Cirocco at 8:00 PM with the Pledge of Allegiance.

Members present: David Baker also: Tom Stynes, Asst Bldg Insp.
James Millard Robert Pierce, Town Atty
Thomas Reid Jim Wyzykiewicz, Town Engineer
Robert Waver Michael Nolan, Supervisor
Michael Cirocco, Acting Chairman

Acting Chairman Cirocco welcomed everyone to the first Planning Board Meeting at the New Elma Town Hall.

There was no meeting in the month of August, so the minutes of the meeting of July 20, 2004 were approved as submitted.

The first item on the agenda was for Bill Ulrich for 2 one (1) lot subdivisions at 160 and 170 Kinsley Rd. They are the last two remaining lots on the road. A letter of approval from Erie County Health Dept was received for 170 Kinsley Rd. Approval for 160 Kinsley Rd was received earlier today. The Building Department will be given a copy of the approval for 160 Kinsley Rd. Chairman Cirocco states these 2 parcels meet all the requirements of the Elma Town Code 144-31 and entertained a motion to recommend to the Town Board approval of the 2 one (1) lot subdivisions for Bill Ulrich as this is appropriate use for the area. Mr. Reid so moved, seconded by Mr. Waver. Poll vote 4/4 ayes.

Next item on the agenda was a Site Plan Review for proposed soccer fields on Seneca Street for EMW Soccer. Representing EMW Soccer was Jody Miller, Pat Martin with Benchmark Environmental Engineering & Science, and Dave Solowski. Aerial photos of the proposed fields were reviewed. The area will need to be leveled. No Lighting is planned at this time. Mr. Miller states EMW Soccer is proposing 90 to 100 parking spaces. SahlenG's Sports Park is proposing 45 additional parking spaces on their property for EMW use. Mr. Miller stated that peak usage for soccer is approximately 105 cars. There are currently 760 kids participating in EMW Soccer. Moog may be contacted in the future for additional parking on Saturdays if necessary. Drainage was discussed.

The applicants were informed there may be a Jurisdiction of Wetlands on this property. A Notice of Intent for stormwater drainage was filed with the Army Corp of Engineers. The Town will require a stormwater prevention plan to be submitted. A Public Hearing on the Drainage District is set for October 20, 2004. A Type II SEQR has been filed with the Town of Elma as Lead Agency. Chairman Cirocco entertained a motion to approve Final Site Plan contingent upon a stamped survey; proof of submittal to the Army Corp of Engineers and the DEC; a Type II SEQR being filed; a Drainage District being formed and approval from the Town Attorney on the parking agreement to provide 120 parking spaces on or off site. Mr. waver so moved, Mr. Reid seconded. Poll vote G|(4 ayes. 1 G|(abstained. (Mr. Millard abstained).

The last item on the agenda was Andrew Diestler for Trailerland on Seneca Street. Mr. Diestler stated he plans to add more green space on the property and around the building. Curbs with landscaping will also be added. The property is made up of two parcels. The back property needs to be rezoned Commercial. The front parcel (7120 Seneca St) was rezoned from Residential C to Commercial on March 17, 2004. The Town Engineer briefly reviewed drainage and stated a SWP3 needs to be submitted to the State. TrailerlandG|+s Business Use Permit by the Town needs final approval. A curb cut has been made. Mr. Diestler stated that green space will be retained on the property and there will be no more than 6 trailers parked at any one time in the green space areas. Approval of this project is tabled until a plan is received showing: lighting, parking, an approved drainage plan and landscaping plans.

Under new business, Supervisor Nolan briefly discussed two (2) subdivision proposals submitted to the Town Board. The first is for the Weller property on Rice Road and the second is the Hesse property on the northeast corner of Bullis & Girdle Rds. Both areas are zoned Res. C and may need to be rezoned Res. B.

There being no further business, the meeting was adjourned at 10:22PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary/Clerk

