

TOWN of ELMA PLANNING BOARD

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF SPECIAL MEETING September 27, 2007

The Special Meeting of the Town of Elma Planning Board, hereinafter referred to as the Board, was held Thursday, September 27, 2007 at 8:00 PM in the Conference Room at Elma Town Hall, 1600 Bowen Road, Elma, NY.

PRESENT:

Chairman Thomas Reid
Member David Baker
Member Michael Cirocco
Member Anne Fanelli
Member Gregory Merkle
Member James Millard
Member Robert Waver

ABSENT:

Gregory Kalinowski, Alternate
Thomas Stynes, Asst. Building Inspector
James Wzykiewicz, Town Engineer
Diane Rohl, Recording Secretary

OTHERS PRESENT:

Springbrook Fire Co.

I AL-WIL AUTO FINISHERS – 2811 Transit Road, Elma

Al-Wil Auto Finishers received Preliminary Site Plan Approval from the EPB on 8/21/07. Frank Wailand of F.J. Wailand Associates Inc. appeared before the Town Board on 9/19/07 and subsequently a Variance was granted to Al-Wil Auto Finishers from the Commercial Moratorium, Local Law 1-2007.

Mr. Wailand stated that nothing had changed from the August meeting. He reiterated that the reasons they changed the plans approved in December were that: (1) Moving the business to a trailer during construction would be too disruptive to business operations and (2) The cost of the other building was prohibitive. Mr. Wailand submitted a picture of another building with similar design but of another color, explaining that the office perimeter of the building will be split faced decorative block with rows of decorative glazing.

In response to questions regarding lights in the rear and the neighbors, he stated that for security there will be 175 watt mercury vapor wall pack light.

Motion made by James Millard and Second by Gregory Merkle that Final Site Plan Approval be granted with the recommendation that the Temporary Certificate of Occupancy be valid for up to 30 days to allow for demolition of the existing building.

Ayes: 6. Nays: 1 (David Baker). Motion Carried.

II BUILDING SOLUTIONS - ADDITION TO 6091 SENECA

Todd Huber, owner of Building Solutions, had been granted Preliminary Site Plan Approval by the EPB on 4/17/07, contingent upon submittal of a site plan indicating all buildings at the time of a request for Final Site Plan Approval. After referral to the Town Board, on 9/19/07 he was granted a Variance to the Commercial Moratorium Local Law 1-2007 "with the contingencies that the letter from the Springbrook Fire District No. 1 (dated 9/18/07) requesting specific items to be completed and be referred to the Planning Board".

Mr. Huber reviewed his reasons for changing plans previously approved for a new building to plans for an addition to an existing building. He then submitted the Site Plan indicating all existing buildings and the proposed building addition. Representatives from the Springbrook Fire Company discussed their concerns with Mr. Huber and the EPB. In the absence of any Town Building Inspectors at the meeting, there was some question as to whether a fire hydrant located no less than 500 feet from a structure was required for an *addition* as opposed to a new structure. Chairman Reid reviewed the four areas of concern: (letter attached to the Minutes)

- (1) "Fire hydrant located must be located within the property so that no structure is less than 500 feet from a fire hydrant."
- (2) "..Place adequate placards as to the type of fuels stored in the 2,000 gallon fuel storage tank...proper fire extinguishers placed at the tank location...reservoir for the fuel tank system be plugged"
- (3) "The gating located at the proposed storage buildings must be of sufficient width to allow for fire apparatus access to the gated area.."
- (4) "..provide SERA Title 2 MSDS for all chemicals used by applicant or its tenants."

Mr. Huber indicated that he had met with the Springbrook Fire Company previously. He wanted to proceed as quickly as possible with his project and agreed to comply with all items cited within the Fire Company's letter.

Motion made by James Millard and Second by Robert Waver to grant Final Site Plan Approval contingent upon all items cited in the letter from the Springbrook Fire Company dated 9/18/07, be satisfied.

Ayes: 7. Nays: 0. Motion Carried.

Page -3- EPB (9/27/07)

Concerned by their lack of information regarding Fire Codes, the EPB made the following formal request:

The EPB requests of the Building Department, a copy of any fire code requirements that apply to plans they are expected to review prior to issuing preliminary and/or final site plan approvals.

Motion made by Anne Fanelli and Second by Robert Waver to adjourn at 9:00 PM.

Unanimous. Motion Carried.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Diane Rohl".

Diane Rohl,
Recording Secretary