

TOWN of ELMA PLANNING BOARD

1600 Bowen Road Elma, NY 14059

MINUTES OF REGULAR MEETING, August 19, 2008

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held Tuesday, August 19, 2008 at 8:00 PM in the Elma Town Hall, 1600 Bowen Road, Elma, New York.

PRESENT:

Deputy Chairman James Millard
Member David Baker
Member Anne Fanelli
Member Gregory Merkle
Member Robert Waver
Gregory Kalinowski (Michael Cirocco)

TOWN REPRESENTATIVES:

Raymond Balcerzak, Asst. Building Inspector
James Wzykiewicz, Town Engineer
Phyllis Todoro, Town Attorney

ABSENT:

Chairman Thomas Reid
Member Michael Cirocco
Joseph Colern, Building Inspector

I APPROVAL OF MINUTES

*Motion to Approve Minutes of July 15, 2008 Made by Anne Fanelli and
Second by Robert Waver.*

Ayes: 7. Nays: 0. Motion Carried.

II SASI - 960 WEST MAPLE COURT - BLDG ADDN (24X33/792 sq. ft.)

Anthony Annunziato, Associate Executive Director appeared before the EPB representing SASI. A motion to table a request for Final Site Plan Approval was passed at the July 15, 2008 meeting with a referral to the Town Board for approval of a Variance to Local Law #4-2008 (Commercial Moratorium). This was granted by the Town Board at their July 16, 2008 meeting.

Deputy Chairman Millard stated that there was no need to review the entire plan again since this was done at the July meeting and everything appeared to be satisfactory. Mr. Annunziato reiterated that the addition is to be at the back corner of the building and that the ground is fairly level.

He said that a decorative light at the corner will be moved to the addition, thus requiring no new lighting. At his request, the neighbors visited the site and had no objections.

As requested by the EPB, a copy of a Short Form Type I SEQR was provided. Deputy Chairman Millard, with the help of the EPB, completed Part II - Impact Assessment. It was noted that the building plans call for an addition measuring 792 square feet while the SEQR indicated 800 square feet.

Motion Made by Deputy Chairman Millard and Second by David Baker, to approve the Short Form Type I SEQR, indicating that the proposed project will not result in any significant adverse environmental impact. Ayes: 6. Nays: 0. Motion Carried.

Motion Made by Anne Fanelli and Second by Gregory Kalinowski to grant Final Site Plan Approval, all conditions having been satisfied. Ayes: 6. Nays: 0. Motion Carried.

III SPECIALIZED TREE SERVICE – 1241 BOWEN RD, ELMA - CHANGE IN SIZE OF BUILDING OVER PRIOR APPROVAL

Michael Dugan, owner of Specialized Tree Service, appeared before the EPB with a request for a new building. At the December 18, 2007 meeting the EPB approved a metal shed (8'x20') to be used for the storage of wood. Since that time Mr. Dugan changed his mind, deciding that the metal building was not as practical as a stick built building, nor was it large enough for his purposes. He provided the EPB a picture of the proposed structure. It will be 18'x20' with a 6' overhang including a tarp to roll up and down to protect the wood from the weather. There will be no windows, a stone floor, wood siding, an asphalt shingle roof and a roll up garage door on the east side. Asked whether there would be any emissions from the boiler, Mr. Dugan stated that he will be spending almost \$20,000 to get the best boiler. He added that this will be for personal use only and that there will be no processing of wood from his business.

Motion Made by David Baker and Second by Anne Fanelli to rescind the Motion made on December 18, 2007 for Final Site Plan Approval for an 8'x20' metal shed; and to grant Final Site Plan Approval for an 18'x20' building to house a boiler and store wood for personal use only. Ayes: 6. Nays: 0. Motion Carried.

IV TVGA WORKSHOPS

TVGA of Elma is once again offering courses for Planning and Zoning Board members to satisfy NYS training requirements of four hours per year. They will be offered September, October and November in various locations.

Mr. Kalinowski also said he had received notice of training being put on by Erie County in September and that he would forward it to Diane Rohl for dissemination to the rest of the EPB. It was decided that members may either register themselves or request Mrs. Rohl to take care of it for them.

V CRC UPDATE

Copies of the final Proposed Commercial Codes and Existing & Proposed Zoning Maps, presented to the Town Board by Consultant Drew Reilly on 8/13/08, were provided to all members of the EPB. Reviewed were some of the new language and the schedule of events required for adoption by the Town Board. Also included was a copy of the two recommendations from the Code Review Committee to the Town Board to appoint a Committee to develop Design Guidelines and a Historical Overlay for the Main Street-Blossom area as part of the new Codes.

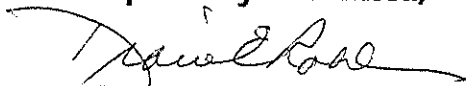
VI FYI

Building Inspector's Report – June 2008
CRC Minutes - 7/23/08 (Incorporated into Proposed Codes)
ECB Minutes - 7/22/08 Town Web Site
Town Board Minutes - 7/16/08 Town Web Site

VII ADJOURN

Motion Made Anne Fanelli and Second by David Baker to adjourn at 8:32 PM. Unanimous.

Respectfully Submitted,


Diane Rohl,
Recording Secretary