

TOWN of ELMA PLANNING BOARD

1600 Bowen Road Elma, NY 14059

MINUTES OF REGULAR MEETING –November 18, 2008

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held Tuesday, November 18, 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 Michael Cirocco
Member Gregory Merkle
Member Robert Waver
Alternate Gregory Kalinowski (Fanelli)

TOWN REPRESENTATIVES:

Joseph Colern, Building Inspector
James Wzykiewicz, Town Engineer
Phyllis Todoro, Town Attorney

ABSENT:

Chairman Thomas Reid
Member Anne Fanelli

I APPROVAL OF MINUTES

Motion to Approve Minutes of October 21, 2008 Made by David Baker and Second by Michael Cirocco.

Ayes: 6. Nays: 0. Motion Carried.

II MOOG – 7211 SENECA STREET - OFFICE SERVICES BLDG #12

At the July 15, 2008 meeting the EPB granted Preliminary Site Plan Approval, stating that six conditions had to be met before Final Site Plan Approval would be granted. (See below.)**

Architect Donald Aubrecht, Fontanese, Folts, Aubrecht, Ernst presented the revised building design for Building #12. He explained that the building remains at 9,000 square feet. There will be a small office across the front for four employees and the back will be for palette banking of records. The site for the new building will be to the south of the existing parking lot.

The existing building behind the newly proposed Building #12 will be reduced by about 2,000 square feet, leaving 7,000 square feet. On Building #12, there will be a concrete apron for access to the overhead door; also protective eaves over windows and doors. The existing asphalt and parking spaces are adequate and will remain unchanged.

Per July 15, 2008 EPB:

1. Enhance the front of the metal building: The metal building will be either a Butler or Robertson. (Bids expected from contractors.) The exterior building materials are pigmented split face concrete block base; the siding will be either synthetic stucco or metal studs or Kynar finished metal panels. The overhead door is an insulated metal panel door and the entrance door and windows are 1" insulated glass. The drawing provided shows reddish brown split face concrete block on the base, approximately half way up on the front and part of the west side, about ¼ of the way up on the remainder of the building. The major portion of the metal building is tan; the eaves green.
2. Provide lighting specifications: The existing site lights will remain. 70 Watt Halo lights will be located at the entrance door, to the left and right of the overhead door and at the basement service entrance.
3. Provide landscaping specifications. The landscaping plan was not included. Mr. Aubrecht described the plantings for the EPB. There will be two groupings of three flowering crabs (Spring Snow) at each front corner of the building. A mixture of Spirea, Boxwood and Wiegelia bushes will be around the detention pond, a minimum of six, planted in a curved line. (Based upon the knowledge and experience in nursery plantings of Recording Secretary Diane Rohl, the EPB found this plan to be acceptable.)
4. Approval of the Drainage Plan by the Town Engineer: The same pump station will be used for both of the buildings shown on the blueprints. There will be four people per building.
5. Receipt of a letter from the Springbrook Fire Co: A letter from the Springbrook Fire District, dated August 8, 2008, accepting the plan as presented was received by Moog. A copy will be sent to the EPB.
6. Receipt of a letter from the DEC for continuance of the project within its original scope: Mr. Aubrecht informed the EPB that they were advised by their engineers that it would not be necessary to get permission from the DEC.

Deputy Chairman Millard, with the assistance of the EPB, completed the Short Form Type I SEQR.

Motion made by Deputy Chairman Millard and second by Michael Cirocco to approve the Short Form Type I SEQR indicating that there will be no significant adverse environmental impact.

Ayes: 6. Nays: 0. Motion Carried.

Motion made by Gregory Merkle and second by Gregory Kalinowski to grant Final Site Plan Approval.
Ayes: 6. Nays: 0. Motion Carried.

III. BRUNETTO AUTOMOTIVE – 3211 TRANSIT (ADAMS MARTIAL ARTS)

Brunetto Automotive was referred by the Town Board on 11/05/08 under Chapter 60 (Dealer in Vehicles). Representing the landlord was Scott Adams, brother of the owner of the building, William Adams. Also appearing were Bradley Brunetto and Robert Farrini, owners of Brunetto Automotive and potential lessees who wish to conduct a small scale automotive sales operation. There will be no car repairs, only retail sales. The main business location is 9393 Main Street, Clarence, NY 14031.

The size of the leased space would be approximately 700 square feet. A separate entrance will be constructed with an exterior concrete pad. According to Mr. Adams, the area is "already well lit" and will not require any additional lighting. There will be no free standing signs but two signs may be affixed to the building, one on the side and one on the front, would be desirable said Mr. Brunetto. According to Mr. Adams this would be in keeping with existing signage. Mr. Cirocco stated that the EPB prefers back lighting as opposed to lighting from above or below.

Mr. Brunetto presented a site plan showing existing and proposed parking areas including lined spaces. (The EPB had no opportunity to review it since Mr. Brunetto brought it with him.) There will be 6-8 cars for sale on site at a time. (Application states 7-10 cars.) The need for customer parking would be six spots, three in the front and three on the side. Various parking alternatives were discussed. Deputy Chairman Millard raised the issue of safety; having a driving lane where customers are viewing cars on display. Michael Cirocco questioned whether Adams Martial Arts qualified under the definition of a "school" which changed the parking requirements. After some discussion the EPB decided the parking requirements for this site needed to be further investigated.

Building Inspector Joseph Colern stated that the fee of \$75 for the Use Permit had not been paid. Mr. Brunetto assured the EPB that he would pay it the next morning at the Building Department.

The EPB agreed that the following information will be required before the request for Use Permit can be approved:

1. Show the current spaces in the parking lot.
2. Indicate the exact number of cars you will be displaying.
3. Indicate where the cars are going to be displayed.
4. Indicate the driving lanes including one-way designation.
5. Designate the total required parking for the Adams' site.
6. Indicate with lines, the striping of the parking spaces.

7. Show the wattage of light over the exterior man door on the side.
8. Have the drainage plan reviewed and approved by the Town Engineer.

Motion to table the request for Site Plan Approval until the above conditions can be satisfied, made by Deputy Chairman Millard and second by Michael Cirocco.

Ayes: 6. Nays: 0. Motion Carried.

IV STEUBEN FOODS – 1150 MAPLE ROAD, ELMA

Thomas Taggart, Vice President of Engineering for Steuben Foods, appeared before the EPB with site plans for a Boiler Room Addition. Plans were designed by Stahlman Consulting, LLC, Engineers & Architects, 5 Chenell Drive, Box 3, Concord, New Hampshire 03301. Also under consideration were plans previously submitted by Architects Fontanese, Folts, Aubrecht & Ernst, Orchard Park, NY, for a Cafeteria Addition.

The proposed Boiler Room Addition is 50x50 feet. Currently there is stone on the proposed site. Operations for the boiler, air compressor and boiler treatment will be housed inside. The building will be metal clad, finished in a brown flat color on all sides. The glass on the front will match the existing glass. There will be two doors: a roll up door and a man door. A light will be over the man door which will be used as an emergency exit. A cooling tower will be located on the roof of the building, matching the existing height at 47'8".

The proposed Cafeteria Addition will be 18x28 feet. According to Mr. Taggart, Steuben Foods has added quite a few new employees. Therefore it is doubling its original space. The addition will be built on stone. There will be no new bathrooms but there are plans to change the locker rooms in the future. The traffic pattern will remain the same.

The EPB reviewed the Short Form Type I SEQR submitted by Steuben Foods.

Motion made by Deputy Chairman Millard and second by David Baker to approve the Short Form Type I SEQR, indicating that there will be no significant adverse environmental impact.

Ayes: 6. Nays: 0. Motion Carried.

Motion made by Michael Cirocco and second by David Baker to grant Final Site Plan Approval for the Boiler Room Addition.

Ayes: 6. Nays: 0. Motion Carried.

Motion made by Michael Cirocco and second by David Baker to grant Final Site Plan Approval for the Cafeteria Addition.

Ayes: 6. Nays: 0. Motion Carried.

V COMMERCIAL CODES

A. Town of Elma Zoning Map – Adopted 10/01/08

A copy of the official map adopted by the Town on October 1, 2008, indicating the newly formed commercial zones, was distributed to the EPB members.

B. Status of Farm Lots Overlay Map

Diane Rohl reported that the official Town Map indicating the Farm Lots, for use by the Building Department and Assessor's Office, is in the hands of Wendel Duchscherer. It will be digitized so that changes to the map, instead of being drawn in by hand, can be made on the computer using the GIS Arc software. Currently the only installation is at the Water Department.

C. Design Guidelines Committee

At the request of the Town Board at its last Work Session, it was recommended that two members of the EPB be appointed to the Design Guidelines Committee. Its first meeting will be in January 2009. (The last motion made by the Commercial Code Review Committee was to form a Design Guidelines Committee. Its main purpose would be to develop written guidelines, including pictures, for commercial building contractors seeking to build new construction or remodel existing construction. This could include industrial contractors as well.)

Motion made by Deputy Chairman Millard and Second by Gregory Merkle to recommend that David Baker and Gregory Kalinowski represent the EPB on the Design Guidelines Committee.

Ayes: 6. Nays: 0. Motion Carried.

VI FYI

Building Inspector's Report – September 2008
ECB Minutes - 10/28/08 Town Web Site
EPB Minutes – 10/21/08 Town Web Site
ZBA Minutes – 10/14/08 Town Web Site
Town Board Minutes - 11/05/08 Town Web Site

VII ADJOURN

Meeting was made by Michael Cirocco and Second by Deputy Chairman Millard to adjourn the meeting at 9:42 PM

Ayes: 6. Nays: 0. Motion Carried.

Respectfully submitted,


Diane Rohl,
Recording Secretary