

TOWN of ELMA PLANNING BOARD
1600 Bowen Road Elma, NY 14059

MINUTES OF SPECIAL MEETING –June 14, 2011

A Special Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held Tuesday, June 14, 2011 at 8:00 PM in the Elma Town Hall, 1600 Bowen Road, Elma, New York for the purpose of reviewing the final site plan requirements for Online Auto Connection.

PRESENT:

Chairman Thomas Reid
Member James Millard
Member David Baker
Member Anne Fanelli
Member Gregory Merkle
Member Robert Waver
Alternate Gregory Kalinowski

TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney
Joseph Colern, Bldg. Inspector
James Wzykiewicz, Town Engineer

ABSENT:

Member Michael Cirocco

I ONLINE AUTO CONNECTION, 2989 Transit Rd, Elma

As a result of a final building inspection conducted on May 27, 2011 by Joseph Colern, Building Inspector, the EPB was notified that a Certificate of Occupancy would not be issued to Online Auto Connection due to a number of non-compliance issues. Of those, twelve involved the Final Site Plan previously approved by the EPB. Prior to the meeting, some of the EPB visited the site. At that time, Online Auto Connection was conducting business.

Appearing before the EPB were: Mark Subjeck, Owner, Michael Bevilacqua, Contractor and Christopher McCaffrey. Mr. Bevilacqua began by apologizing because he "did not bring all of these changes to the Building Inspector. I should have been more timely". The EPB decided to address the issues individually as noted on the *Site Layout Plan C-1 dated 7/22/10*.

1. Need trees per Planning Board Approval:

The EPB had reduced the number of trees required in the Code to be planted in the front. No trees were planted on Transit Road (front.) Mr. Subject claimed that he had received a fax from DOT telling him not to plant trees there due to power lines but, he could not produce a copy of that fax. He planted trees on the side instead along with other deciduous bushes.

2. Need parking stripes in front of parking lot:

According to Mr. Bevilacqua, "the whole front is now striped".

3. Approval for all lighting on front of building:

Lights are now installed under the canopy according to Mr. Subject.

4. Need trim around windows per Planning Board:

Mr. Subject stated that because he is waiting for approval to join Mitsubishi - North America, he has not installed a sign. Once approval is received, he will install it and also put on the trim. Although EPB approved it for 18" and to be similar to a crown molding, he said that it may have to be "6 -10 inches" due to the size of the sign. Chairman Reid said that Mr. Subject cannot overrule what the Town Code requires and that he will have to commit to doing it the way the site plan showed.

5. Supposed to be only two lights on North side of parking lot:

Required were four on the south and two on the north. Instead, they changed sides, putting two on the south and four on the north; also reduced front from 1,000 to 750 lumens.

6. No approval from Planning Board on fence on North property line:

Mr. Subject submitted a letter from the manager of Landmasters Landscape Supply (adjacent to the north) agreeing to the six feet high wooden fence between the properties. Mr. Subject said that he "had to have a section that was secure from the public getting to the cars".

7. Site Plan called for (4) handicapped spots; only (2) shown.

Mr. Bevilacqua said that there will be four handicapped parking spaces: two for customers and two for employees.

8. No dumpster enclosure:

Mr. Subject stated that the dumpster is totally fenced in behind the building and cannot be accessed because of the locked chain link fence.

9. Supposed to be 42 parking spots in front of building, none provided:

Mr. Bevilacqua said it was raining when Joseph Colern, Building Inspector, inspected; and that there are now 42 parking spots. Confirmed by Mr. Colern.

10. Lacking 25% green space (islands were supposed to be grass):

Mr. Bevilacqua said they decided to use decorative stone because it is easier to maintain. Mr. Colern and Chairman Reid calculated the amount of green space and determined they were close to 25%. Mr. Bevilacqua offered to remove the stone and put in grass if the EPB so desired.

11. Site Plan did not show chain link fence separating parking lot:

According to Mr. Bevilacqua: " We knew it was not on the original plan but we knew we needed one...once we took the trees down."

12. Islands are longer because ten parking spots are installed. s/b only nine:

Regarding size of spaces, Mr. Colern said that the Code requirement is 10x20 feet; and that all spaces are 9x20 feet.

Chairman Reid asked the EPB members if anyone had an issue with the final product. Nobody responded.

Motion made by Chairman Reid and second by Robert Waver to approve the revised site plans from Online Auto Connection dated June 9, 2011, contingent upon Online Auto Connection returning to the Elma Planning Board by September 30, 2011 for review and approval of second story front elevations as shown on site plans dated June 9, 2011; and recommend to the Town Board that a Final Business Use Permit be approved.

Ayes: 7. Nays: 0. Motion Carried.

Meeting adjourned at 9:15 PM.

Respectfully submitted,


Diane Rohl,
Secretary, EPB