

## TOWN of ELMA PLANNING BOARD

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

### **MINUTES OF REGULAR MEETING - July 17, 2012**

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, July 17, 2012 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

#### **PRESENT:**

Deputy Chairman James Millard  
Member David Baker  
Member Michael Cleary  
Member Gregory Merkle  
Member Robert Waver  
Alternate Charles Putzbach

#### **ABSENT:**

Chairman Thomas Reid  
Member Michael Cirocco

#### **TOWN REPRESENTATIVES:**

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

#### **I APPROVAL OF MINUTES - June 19, 2012**

*Motion made by Gregory Merkle and second by Robert Waver to approve the Minutes of the EPB Regular Meeting on June 19, 2012.*

*Ayes: 6. Nays: 0. Motion Carried.*

#### **APPROVAL OF MINUTES - June 25, 2012**

*Motion made by David Baker and second by Charles Putzbach to approve the Minutes of the EPB Special Meeting on June 25, 2012.*

*Ayes: 6. Nays: 0. Motion Carried.*

#### **II POLE BARN, 6900 Seneca St. (48' X 132'/6,336 Sq Ft)**

Owner of Oakgrove Construction Inc., Michael McLaughlin, VP, appeared before the EPB on June 19th and was asked to provide the following prior to final approval:

1. Official stamped survey of the proposed site: *received and approved.*
2. Clarification of Zoning: *Industrial.*
3. Drainage Plan: *Drainage approved by Town Engineer.*
4. Building elevations with materials and colors: *Detailed plans received.*

Mr. McLaughlin provided an elevation plan detailing all sides and exterior colors. There will be brown wainscoting measuring 3-4 feet, matching the roof, fascia and soffit colors. The side walls will be Hick Moss, matching the corner, door and window trims. The doors will be Brite White. There will be no electrical service. The floor will be poured concrete. A six foot chain link fence will extend to the next property line; on the north side down Conley Road. There is a black top driveway and this will butt up to it.

The existing trailers will be demolished, probably within the next few weeks according to Mr. McLaughlin. Materials stored in those trailers will now be stored in the new building.

*Motion by Deputy Chairman Millard and second by Robert Waver to approve the Type I Short Form SEQR indicating that the proposed action will not result in any significant adverse environmental impacts.*

*Ayes: 6. Nays: 0. Motion Carried.*

*Motion made by Michael Cleary and second by Gregory Merkle to grant Final Site Plan Approval.*

*Ayes: 6. Nays: 0. Motion Carried.*

**III METAL BLDG - 1150 Maple Rd. (20.5' X 36'/738 Sq Ft)**

Representing Steuben Foods were Thomas Taggart and Kevin Moyer, Project Engineer. Engineer Moyer stated that with the recent expansion of the plant, they are experiencing backups in the waste water treatment operations. Steuben has been working with Erie County and have determined that there is a need to provide a detention and flow control system. Their goal is to stabilize the flow and also plan for future expansions which could produce a 40% increase. There will be four tanks: 1) existing 10,000 gallon treatment; 2) new 10,000 gallon pH balance tank; 3) & 4) new twin 20,000 gallon detention tanks. Mr. Taggart stated that nothing will be required to protect against spills. He also said that there will be no odors and that tanks will run 24 hours per day, noting that 90% of the time, they will be empty. To support the new system, Steuben Foods is requesting a 20.5' by 36' building which will be adjacent to the new tanks. It will house the required electrical and mechanical equipment. The proposed site is currently being used as a parking area for trailers. The expansion will not be affecting the employee parking to the east.

The building will be metal, acrylic coated, factory baked on paint with a pre-fab concrete floor. The exterior panels will be "Burnished Slate" with a rubber membrane roof. Wall pack lights will be over any man and garage doors. There are pole lights in the parking lot. Plans are for no additional employees. At Mr. Baker's request, it was agreed that a stand of evergreen trees will be planted on the north side, closest to Jamison Road, as screening and a noise barrier.

A letter from the Jamison Road Fire Department (6/29/12) stated "that there is sufficient access for rescue equipment". A letter from EC Depart. of Environment & Planning (6/29/12) stated that "the concept appears acceptable".

*Motion by Deputy Chairman Millard and second by David Baker to approve the Type I Short Form SEQR indicating that the proposed action will not result in any significant adverse environmental impacts.*

*Ayes: 6. Nays: 0. Motion Carried.*

*Motion made by Robert Waver and second by Gregory Merkle to grant Final Site Plan Approval contingent upon:*

- *Receipt of a stamped Survey by the Building Department.*
- *Final approval by EC Department of Environment & Planning.*

*Ayes: 6. Nays: 0. Motion Carried.*

IV WORKSHOPS

Everything You Always Wanted to Know About SEQR But will be offered by Steven Tanner, PE (Clark, Patterson Lee). It will qualify for one hour of NYS educational credit and be an in-house workshop on September 18th from 6:00 - 7:00 PM. The Town Board and ZBA will be invited. Diane Rohl will finalize details.

V FYI

ECIDA Policy vs. Erie County Executive (6/20/12)

A letter was received from the Supervisors of the Towns of Amherst, Clarence, Concord, Hamburg and Lancaster requesting support from other towns to employ the IDA policies to counteract the effects of blight in all communities - not just the five communities with their own local IDAs. The EPB supported the concept but felt the that a letter should come from the Elma Town Supervisor and not the individual boards. Diane Rohl was asked to follow up with the Supervisor.

VI FYI

Bldg Inspector's Report - May 2012  
ECB Minutes - Town Web Site  
ZBA Minutes - Town Web Site  
Town Board Minutes - Town Web Site

VII ADJOURN

Motion to adjourn unanimous at 8:07 PM.

Respectfully submitted,



Diane Rohl,  
EPB Secretary