

# MULTIPLE DWELLING CODE COMMITTEE

*Elma Town Hall*

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

## MINUTES OF MEETING - July 23, 2014

The special meeting of the Town of Elma Multiple Dwelling Code Committee, hereinafter referred to as the MDCC, was held on Wednesday, July 23, 2014 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

### PRESENT:

James Malczewski, Town Board, Chairman MDCC  
Thomas Reid, EPB Chairman  
Robert Schafer, ZBA Member  
Raymond Boy, ECB Member  
Jeffrey Breidenstein, Community Representative  
Phyllis Todoro, Town Attorney (arrived at 8:00 PM)  
Diane Rohl, Secretary EPB, Secretary MDCC

### ABSENT:

Joshua Blair, Community Representative  
Michael Cirocco, EPB Member  
Joseph Colern, Building Inspector  
Tracy Petrocy, Town Board, Vice Chairman MDCC  
Michael Nolan, Town Board, Alternate MDCC

#### I. Approve Draft of Minutes - June 25, 2014

Motion made by Raymond Boy and second by Jeffrey Breidenstein to approve the Minutes of June 25, 2014.

Ayes: 6. Nays: 0. Motion Carried.

#### II. Revisions on Overlay Districts to Town Board

Chairman Malczewski briefly reviewed the discussion by the Town Board. As a result of this and upon the recommendation by Drew Reilly of Wendel, the density for the Springbrook Overlay was changed from 3/4 AC to 30,000 square feet. No other changes were made.

Chairman Malczewski said that the Town Board had delayed the Public Hearing but it is now scheduled for August 20th. Thomas Reid said he feels the MDCC should begin the Design Guidelines process after the Town Board approves the Recommendations Report. Raymond Boy agreed saying "all we have to do is change a few words in the existing DG page one" which speaks to Philosophy, Purpose, Applicability and Standards. Pictures for multifamily structures would need to be added as well. At an earlier meeting a suggestion was made to make MF Guidelines a supplement to the existing document. Robert Schafer said Elma may not see large multifamily buildings. Jeffrey Breidenstein said design guidelines was not in the original scope of work. Raymond Boy questioned whether the

Town Board should take this on; or whether there should be another committee. Land clearing prior to approval of a project was another concern. The MDCC unanimously agreed to make the following recommendations to the Town Board; and with Chairman Malczewski asking that they be forwarded to him for presentation to the Town Board at their August meeting.

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III. Review & Process for Design Guidelines - Multi-Family Dwellings

Recommend to the Town Board that a committee be formed for the development of Design & Performance Guidelines for Multi-Family structures; and that decisions regarding design for multi-family developments be under the purview of the Elma Planning Board until the Design & Performance Guidelines have been developed and adopted by the Town Board.

IV. Review of Codes for Land Clearing

Recommend to the Town Board that they take the lead role and develop a code to prevent any land clearing prior to a project approval; and that this be completed before the next building season.

V. Building Code for Duplexes

Recommend to the Town Board that a committee be formed for the development of a Town Building Code specific to duplexes; and that this be completed within a year.

VI. Adjourn

Meeting adjourned at 8:26 by unanimous consent. No further meetings are scheduled unless by the request of Chairman Malczewski.

Respectfully submitted,

Diane Rohl,  
MDCC Secretary