

MULTIPLE DWELLING CODE COMMITTEE

Elma Town Hall

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF MEETING - September 24, 2014

The special meeting of the Town of Elma Multiple Dwelling Code Committee, hereinafter referred to as the MDCC, was held on Wednesday, September 24, 2014 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

James Malczewski, Town Board, Chairman MDCC
Tracy Petrocy, Town Board, Vice Chairman MDCC
Thomas Reid, EPB Chairman
Raymond Boy, ECB Member
Joshua Blair, Community Representative
Jeffrey Breidenstein, Community Representative
Joseph Colern, Building Inspector
Diane Rohl, Secretary EPB, Secretary MDCC

ABSENT:

Michael Cirocco, EPB Member
Robert Schafer, ZBA Member
Phyllis Todoro, Town Attorney
Michael Nolan, Town Board, Alternate MDCC

I Approve Draft of Minutes - July 23, 2014

Motion made by Thomas Reid and second by Raymond Boy to approve the Minutes of July 23, 2014. Ayes: 8. Nays: 0. Motion Carried.

II STATUS OF RECOMMENDATIONS TO TOWN BOARD

Chairman Malczewski reported that the MDCC recommended four Overlay Districts had been presented by Drew Reilly, Wendel to the public. After some initial questions the public overall seemed satisfied with them. Mr. Reilly explained the SEQR report as the next step in the code adoption process. The Town Board also expressed their approval.

III SUGGESTED REVISIONS TO EXISTING TOWN CODES

Joseph Colern, Building Inspector, stated that he had concerns regarding the application of the existing Town of Elma Zoning Multiple Dwellings Code Article XVI 144-140 through 142; Mr. Colern said that items in the current code should be added to the recommended new Multiple Dwellings Code. The Chairman said he had talked to Mr. Reilly and that the intent was to follow the commercial guidelines in the applicable overlay areas. The MDCC decided to review the various sections of the Code. Thomas Reid read each and then the MDCC discussed them with comments by Mr. Colern as well. He suggested that Code 144-142 A. Guidelines be added to the new Multiple Dwelling Code (now under review) with any suggested changes/additions as determined by the MDCC.

Code 144.141 Procedure

A. Sentence #2 - " The Building Inspector shall refer the matter to the *(delete) Town Board (insert) Planning Board* for an initial overall *(insert) Sketch Plan Review with a recommendation to the Town Board, The Town Board shall then discuss the application in a scheduled Town Board Work Session. The Building Inspector* shall notify , in writing all landowners contiguous to the subject property of the application" *(add) prior to Preliminary Site Plan Approval by the Planning Board.*

Code 144-141 Standards

B. "After receipt of the multiple-dwelling application, *(add) the applicant must complete a Type I or Type II SEQR.* Both the Planning Board and the Town Board, in making their recommendation and/or approval, disapproval or modification, shall determine that:"

Code 144-142 Guidelines A.

- (1) Front Yard Setback - Change to comply.
- (2) Side Setbacks - Change to comply.
- (3) Building occupy no more than 15% of land space - Change to comply.
- (4) Two Stories maximum - Change to comply.
- (5) Units/building - Change to comply.
- (6) Four Dwellings/AC Max. - Change to Comply.
- (7) One Drainage District - OK as is.
- (8) Individual Floor Space Size - OK as is.-
- (9) All MD shall be in Residential C - Change to comply.
- (10) Recreation and green space - Apply to each dwelling unit - OK as is.
- (11) Water supply - OK as is.
- (12) Collection of storm water - OK as is.
- (13) Sewer systems per recommendations of Town Engineer. - OK as is.
- (14) Roads - removed by Drew Reilly - Add back. (Mr. Colern will confer with him.)
- (15) (a) Parking Req - In conflict with Code 144-36. Change from 3/unit to 2/unit.
- (15) (b) Parking guests - OK as is.
- (15) (c) Parking distance from door - OK as is.
- (15) (d) Adequate parking & layout - OK as is.
- (16) Access - OK as is.
- (17) Buffer yards - OK as is.
- (18) Municipal services - OK as is.
- (19) Utility Service - OK as is.
- (20) Site - delete.
- (21) Plot area - delete.
- (22) Use and potential hazards - delete.
- (23) Special conditions and safeguards - OK as is.
- (24) Converted multiple dwellings standards - OK as is.

IV REQUEST VOLUNTEERS FOR DESIGN GUIDELINES COMMITTEE - MDCC

Chairman Malczewski said that the Town Board approved the formation of a MDCC Performance Design Guidelines Committee. The goal will be to review the current document and determine what needs to be added to address the construction of multiple dwellings.

He asked for volunteers to serve on the Committee. Mr. Malczewski said there should be a member from each Town board if possible.

Page -3- EPB (9/24/14)

Those who volunteered were: James Malczewski as Chairman, Tracy Petrocy as Deputy Chairman, Secretary and member Diane Rohl, Joseph Colern, Phyllis Todoro (not in attendance), Raymond Boy, Jeffrey Breidenstein and Kenneth Schaff (not in attendance but accepted upon request of Chairman). Mr. Reid said he would ask David Baker (EPB), who had served on the original DGC, if he would be interested in joining.

V ADJOURN

Meeting adjourned at 8:00 PM by unanimous consent. At this point, no more meetings of the MDCC are scheduled. The newly formed MDCC Performance Design Guidelines Committee will have its first meeting on Wednesday, October 22nd at 7:00 PM.

Respectfully submitted,

Diane Rohl,
MDCC Secretary