

MULTIPLE DWELLING - DESIGN GUIDELINES COMMITTEE

Elma Town Hall

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF MEETING - October 15, 2014

The first meeting of the newly formed Town of Elma Multiple Dwelling Design Guidelines Committee, hereinafter referred to as the MD-DGC, was held on Wednesday, October 15, 2014 at 7:10 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

James Malczewski, Town Board, Chairman

Tracy Petrocy, Town Board, Vice Chairman (arrived at 7:12 PM)

David Baker, EPB Member

Raymond Boy, ECB Member

Jeffrey Breidenstein, Community Representative

Phyllis Todoro, Town Attorney

Diane Rohl, Secretary/ Member

ABSENT:

Joseph Colern, Building Inspector

Kenny Schaff, Publisher/Photographer

I. Introduction of New Member

David Baker, EPB member, was welcomed by the previous MDCC members.

II Approve Draft of Minutes - MDCC September 24, 2014

It was determined that although this is a new committee, with two exceptions, it is the same group as was in the MDCC; and those Minutes need to be approved. Therefore, Motion made by Tracy Petrocy and second by Raymond Boy to approve the MDCC Minutes of September 24, 2014. Ayes: 7. Nays: 0. Abstain: David Baker. Motion Carried.

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

Chairman Malczewski reviewed the status of the MDCC recommendations to the Town Board for the revised Multiple Dwelling Code which includes four Overlay Districts.

The Committee then reviewed the current Design & Performance Guidelines for commercial properties, adopted by the Town Board subsequent to the revised commercial codes. It was decided that the resultant MD guidelines will be a supplement to the existing document.

The following decisions were made:

1. Use the same Table of Contents page but delete *Item H. Franchise Designs*.
2. Make revisions to Page -1- to reflect proposed Multiple Dwelling Code: I. Statement of Philosophy, II. Statement of Purpose, III. Applicability, IV. Site Design Standards.
Page -2- MD-DGC (10/15/14)
3. Use the same format for streetscape, architecture, etc. as contained in the existing document.

The items were reviewed and discussed briefly. Diane Rohl was requested to make a draft of changes to page -1- and send them by email to the MD-DGC prior to the next meeting. She is to also contact Kenny Schaff upon his return from vacation, and update him. Members were asked to bring pictorial examples of architecture for multiple dwellings to the next meeting.

The November meeting date was changed due to its being so close to Thanksgiving. The new date will be one week earlier, on Wednesday, November 19th at approximately 8:00 PM, following the regularly scheduled Town Board meeting.

IV. Adjourn

Meeting adjourned at 7:58 PM by unanimous consent.

Respectfully submitted,

Diane Rohl,
Secretary