

TOWN of ELMA PLANNING BOARD

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

DRAFT MINUTES - MEETING March 17, 2015

The regular meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday February 17, 2015 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, NY.

PRESENT:

Chairman Thomas Reid
Member Gregory Merkle
Member James Millard
Member Robert Waver

ABSENT:

Member David Baker
Member Michael Cirocco
Member Michael Cleary
Alternate Charles Putzbach

TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney - absent.
Dean Puleo, Town Deputy Attorney (substitute)
Raymond Balcerzak, Asst. Bldg. Inspector - absent on vacation.
James Wyzykiewicz, Town Engineer - left at 8:20.

I APPROVE MINUTES - February 17, 2015

Motion made by Gregory Merkle and second by Robert Waver to approve the EPB Minutes of 2/17/15 .

Ayes: 4. Nays: 0. Motion Carried.

II CROSBY'S CONVENIENCE STORE/TIM HORTON'S ADDN - 950 Maple Road

David Petrosewitz of Reid Petroleum Corporation, franchisee of Crosby's mini marts, appeared before the EPB for the second time. On 2/17/15, Site Plans dated 2/3/15 & 2/6/15 were provided. In addition were colored photographs of other Crosby's marts in Gasport, Maple/Sweet Home Roads and Union/Wehrle Roads. He had presented them as examples of the look intended after refurbishing the existing "Maple Express" building at Maple/West Maple Court.

Mr. Petrosewitz provided copies of the following to the EPB:

- Lighting specifications.
- Approval Letter from EC Health Department for sand filter system.
- Two-year warranty letter on landscaping - estimated value \$2,310.
- Letter dated 3/17/15 from Bach's authorizing Reid Petroleum to "raze & rebuild of the existing building and other improvements on the property"..

He proceeded to tell the EPB that upon examination, they had determined the building was structurally deficient but that the foundation was sound. Therefore they decided to raze and rebuild on the existing foundation.

He stated that all materials would be new; that it would be better insulated and more energy efficient; that the Site Plan would remain the same; and that it would look like the photographs of other Crosby's previously submitted. The new owners of this Tim Horton's will be Diana and Al Ulsrud.

EPB Members, lead by Chairman Reid, expressed concerns regarding:

1. Any thought re: eliminating canopy and gasoline tanks?
2. Estimated number of cars on Maple Road per day?
3. Enter/Exit from Maple Road. Alternative entrance from West Maple Court?
4. Limited area & congestion for traffic flow on the site.
5. Number of cars allowed for in the que? Placement on site?
6. Number of parking spaces and locations for employees & customers?
7. Low retaining wall bordering que driveway behind building? Snow?
8. Type of enclosure for dumpster?

Mr. Petrosewitz responded:

1. The plan is to continue selling fuel.
2. Statistics from the NYSDOT showed about 1/2 the amount of cars compared to Bowen & Jamison; about 1/3 the amount compared to Transit & Seneca.
3. Talked to Highway Superintendent Wayne Clark today about the driveway to West Maple Court and asked him to visit the site. Apparently there is an asphalt drainage ditch bordering a concrete apron or pad. Superintendent Clark requested that Reid submit a plan to the Building Department.
4. Will move air tower from present location. (New location not specified.) No other suggestions at this time.
5. The que will accommodate 17 cars.
6. A revised parking plan increases the number of spaces (9x20) from 15 to 16. Employee parking will be in the rear away from the building.
7. The retaining wall is necessary due to a steep embankment in the rear; also will be adding asphalt on the north end for the drive through. The snow will have to be removed by plowing through the que and out.
8. Dumpster to be enclosed by board on board fence.

In regard to the elevations and materials (L-2), Mr. Petrosewitz said the drawings are not finished as yet but will be submitted to the Building Department by the end of the week. He said he will ask the architect to draft new plans using the same foot print; elevations to be colored renderings of the building; also a plan for lighting using the specifications just presented. Asking if he had "enough evidence to go out to bid", Chairman Reid said the EPB cannot answer that question. Town Engineer Wyzykiewicz said a drainage plan will be required which may include a retention pond if more than 1/2 AC is disturbed. He suggested their engineer call him for information.

Deputy Attorney Puleo said an approval cannot be given at this time and also questioned whether the Town Board would want to be Lead Agency. The EPB said they had not been advised of any such request. Deputy Attorney Puleo said he would investigate and advise the EPB.

Motion made by Chairman Reid and second by James Millard to table, requesting that the following information be provided by the Applicant:

1. *Colored exterior elevations with material details and site layout.*
2. *Que numbers with a contingency plan for adding more cars.*
3. *Approved Drainage Plan.*
4. *Amended SEQR (addition of Tim Horton's vs. all new construction).*

Ayes: 4. Nays: 0. Motion Carried.

III COMMERCIAL STORAGE BLDG - (60' x 100') - 5960 Seneca St

Applicant Bo Tucker of Creative Land Development presented a plan for a second storage building on the 17 AC site . It will be carved out as a separate parcel and the building will be on the east side of the existing one. Mr. Tucker said because this is located in a C-2 Zone, the maximum building footprint cannot exceed 7,000 square feet. Total square footage of the proposed building will be 6,000 (60' x 100') with an added office measuring 20' x 45' (900' square feet), slightly larger than the other office. Asked what the building will be used for, Mr. Tucker responded that he "is building on speculation". Chairman Reid responded that it will be assumed that it is for business use. ("Rental/storage" listed as use on Application for Use Permit.)

In discussing elevation Plans A2 and A3, lacking any colors, Mr. Tucker said this will be metal siding with stone veneer and that he wanted to make this building different colors from the other storage building built in 2014. Chairman Reid suggested, and the EPB agreed, that it would fit in better if the buildings were the same colors. Mr. Tucker agreed and also said he would install the stone on the entire front exterior of the office in addition to the base wainscoting wrapping around the sides. (A2). The west elevation also shows a false chimney of the same stone to break up the long expanse.

The EPB requested the following prior to Final Site Plan Approval:

- New elevation drawing showing area and colors of siding and stone.
- Drainage Plan to be submitted to Town Engineer for approval.
- Details on proposed driveway.
- Letter of approval from EC Highway Department for curb cuts.
- Letter of approval from Spring Brook Fire Co. for emergency access.
- Letter from Elma Water Department.
- Lighting Detail - location and wattage.
- Two-year warranty letter on landscaping including estimated value.

Motion made by Chairman Reid and second by Robert Waver to grant Preliminary Site Plan Approval.

Ayes: 4. Nays: 0. Motion Carried.

IV SERVOTRONICS - New Parking Lot (23,500 Sq Ft)- 1110 Maple Rd

Architect Mark Dean of Dean Architects presented a parking plan for a new lot on behalf of Servotronics. A slightly irregular shaped parking lot, the corners will be carved out to allow planting of new trees. Total area will be 23,500 square feet. There will be one entrance/exit driveway off of the existing driveway which leads to the main building. A total of 70 spaces, each measuring 9' x 19', will be provided.

C-2 Enlarged Site Plan shows two 20' LED light poles located in the center of the lot. Two sidewalks adjoin an existing sidewalk which leads to the building where three LED wall packs have been added. Ten light bollards are installed in various areas in the new landscape and along the new sidewalk.

The landscaping plan C-3 indicates 3 - Crimson King Maples, 6 Austrian Pine and 2 Japanese Maple trees - corrected from 6 - as submitted by Mr. Dean. No estimate of value was listed.

Motion made by James Millard and second by Gregory Merkle to grant Final Site Plan Approval contingent upon:

- *Signed two- year warranty on landscaping with estimated value of plantings according to C-3.*
- *Drainage Plan, to be submitted to Building Department, and approved by the Town Engineer.*

Ayes: 4. Nays: 0. Motion Carried.

V WORKSHOPS

A. Spring Regional Local Gov't Workshop - Genesee Finger Lakes
May 14th - Burgundy Basin Inn, Pittsford, NY

B. Schedule of EPB Spring In-House Workshops
April - June from 7:00 - 8:00 PM on scheduled EPB Meeting nights

VI FYI

Bldg Inspector's Report - January & February 2015
ECB Minutes - Town Web Site
ZBA Minutes - Town Web Site
Town Board Minutes - Town Web Site
MD-DG Minutes - Town Web Site

VII ADJOURN

Motion unanimous to adjourn at 9:05 PM.

Respectfully submitted,

Diane Rohl,
EPB Secretary