

TOWN of ELMA PLANNING BOARD

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES – MEETING APRIL 21, 2015

The regular meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday April 21, 2015 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, NY.

PRESENT:

Chairman Thomas Reid
Member Michael Cirocco
Member Michael Cleary
Member Gregory Merkle
Member James Millard
Member Robert Waver
Alternate Charles Putzbach

ABSENT:

Member David Baker

TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney - absent.
Dean Puleo, Deputy Town Attorney (substitute)
Raymond Balcerzak, Asst. Bldg. Inspector
James Wyzykiewicz, Town Engineer

I APPROVE MINUTES - March 17, 2015

Motion made by James Millard and second by Robert Waver to approve the EPB Minutes of 3/17/15.

Ayes: 7. Nays: 0. Motion Carried.

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

David Petrosewitz of Reid Petroleum Corporation, franchisee of Crosby's mini marts, spoke to the EPB of the change in plans from refurbishing the existing building (3/17/15) to razing and rebuilding on the existing foundation for a total of 579 Sq ft. He said that upon inspection it was determined to not be structurally sound. Additionally there will be two freezer/coolers The smaller (8x12) one will be for Tim Hortons. The larger (8x53) will be for Crosby's. Present in the audience was Al Ulsrud, husband of Diana and franchise owner of the Tim Horton's.

Mr. Petrosewitz explained that he had presented the new site plan at the 4/8/15 Town Board Work Session. He said they reviewed the number of cars in the que, the parking plan and revised building elevations. The Trip Generation Assessment and Drive-Thru Cueuing Analysis stated (copies to EPB): Page 5. Item 6. "Conclusion: Based on the information provided in this analysis, it is anticipated that the traffic generated by the Tim Hortons facility will not have an adverse impact on Maple Street or the interior site traffic circulation. This Tim Hortons site will generate significantly more "pass-by" trips than "primary destination" trips...." It was confirmed that the Town Board declared Lead Agency on 4/15/15.

Mr. Petrosewitz reviewed the colored elevations. (rear view not included).

The front (east) will be a combination of tan siding and tan/brown cultured stone at the bottom and base to roof line at each end; windows and double entry doors. The north end will be the same with the south end incorporating the drive-thru window. The roof will be dark brown colored asphalt shingles.

To help relieve congestion and make room for a maximum number of cars in the que, there will be two entrances: one at the north end from Maple Road with room for six cars and the other off of West Maple Court with room for four cars. Cars from both entrances will converge to the rear driveway with room for an additional eight cars. There will be traffic control signs at the crosswalk. All will exit at the south end. Mr. Petrosewitz said the construction vehicles will not be allowed to use West Maple Court. He also said he would be working with Wayne Clark, Superintendent Elma Town Highway during construction of the new driveway and approval of the curb cuts as West Maple Court is a Town road.

Total parking spaces of sixteen remained the same from the 3/17/15 site plan. Chairman Reid questioned where trucks servicing the site would be parking. "Parallel to the sidewalk or in the fuel area" was the response, entering and exiting as they do now. Town Engineer James Wyzykiewicz said the drainage plan is satisfactory because there really is not a change from the existing use. A copy of the Layout Plan was provided as signed on 3/23/15 by Howard Diehl, Chief of the Jamison Road Fire Department.

Chairman Reid read aloud questions 1-11 on Part 2 Of the Short Form SEQR.

Motion made by Chairman Reid and second by James Millard indicating concurrence by the EPB that there will be "No, or a small impact may occur" on the environment as checked on questions 1-11 on the Short Form SEQR.

Ayes: 7. Nays: 0. Motion Carried.

Mr. Petrosewitz stated that he does not have design plans for the signs; and that he will have to go to the ZBA for a Variance. Chairman Reid said that it is not necessary to show it on the plan as submitted but that he will have to return to the EPB for approval prior to going to the ZBA.**

*Motion made by Gregory Merkle and second by Michael Cleary to recommend to the Town Board as Lead Agency that Final Site Plan Approval be granted on the plans as submitted, or as agreed to add or modify as outlined above by (**). Signs.*

Ayes: 7. Nays: 0. Motion Carried.

III CADET'S FEDERAL CREDIT UNION - 1761 Transit

Architects John Lydon and Michael Lautner from Lydon Architectural, Engineer Robert Labinski and David Pasnik, Treasurer for Cadets Federal Credit Union (came in later) appeared to review documents. The Town Board declared Lead Agency for Cadets on 5/21/14. The EPB gave Preliminary Site Plan Approval on 10/21/14 with the following determined to be required from the applicant before a recommendation could be made to the Town Board for Final Site Plan Approval. *Italics represent submittals or lack thereof from applicant.* (Note: The size of the building as originally proposed has increased from 3,000 to 3,082 sq ft.)

1. Stamped survey of site-*none submitted.* ** Correct legal address-*Transit Road.* ** Mr. Lydon said they will not have an official survey until the property is divided. While Assistant Building Inspector said the C2 Site Plan would be satisfactory, Deputy Attorney Puleo said the Town prefers to have an official survey showing any existing and proposed buildings.**
2. Building elevations on all sides including colors, roof and trim detail-*Plan A2 showed proposed West elevation in color. Plan A2 & A3 showed remaining elevations in black and white.* Mr. Lydon explained that the colors depicted on the plans were slightly different in shading. The lower portion will be Banff grey cultured stone on all sides; the siding will be Mardiboard Clapboard in a grey/blue color with pillars to match; the roof will be dark grey asphalt shingles; tiles and flat panels will offset the front doors.
3. Enlarged plan and specs for lighting on building and site-*Plan C4 with Luminaire Schedule showed all exterior lighting on building and in parking lot including seven lights in various areas. Detailed lighting specification sheets were attached.* Mr. Pasnik responded that all lights point down and not outward and that they will be on 24 hours/day for safety reasons. He also suggested that the one at the driveway be changed to have it match the others. Mr. Cirocco asked if the ones on the house side could also have an extension shroud since there is no buffer.**
4. Final Landscaping Plan with estimated value and signed two-year warranty-*Site Plan C2. Plant list does not match site plan. No estimate of value or 2-yr letter of warranty on landscaping.* Mr. Pasnik said the site plan is correct and that the plant list is in error. He said they are in the process of getting quotes and the current costs include grading, etc. They will get an updated list for the Building Department. He also said Russell's Tree guarantees the plants for 3 years. Chairman Reid said that a letter containing a two year warranty and the estimated value of plantings is still required.**
5. Copy of site plan with rerouted driveway- *Letter 4/13/15 from Cadets: "Due to the fact the NYSDOT will not allow our own access to Transit Road we have no choice but to share the existing driveway with 1761 Transit Road."* There will also be driveway access to Kinsley Road which will lead directly into the drive thru as shown on Plan C2.
6. Verification of parking plan including size of spaces-*Twenty-one spaces, size 9x20 including one HC, are marked on Plans C2 & C3.* Per the EPB request of 10/21/14, spaces will be increased to 10x20 size. **
7. Drawing of any sign(s); size, color, lighting and location- *Proposed location at Transit Road on Plan C-2. No details provided.* Chairman Reid said they will have to return to the EPB for sign approval before going to the ZBA.**
8. Location of fire hydrant(s) on site plan - *Elma Water Dept. 1/21/15.*
9. Letter of approval from Spring Brook Fire Co. emergency access-*11/17/14.*

10. Letter of approval from EC Health Department for septic system- 12/11/14.
11. Letter of approval from NYSDOT for property access, curb cuts if required-4/10/15 indicating "*cross access/shared driveway agreement between the two parcels must be officially recorded by the County Clerk*"....
12. Letter of approval from Elma Water Department - *Application on 1/21/15. Need approval for back flow preventer. ***
13. Approval from Town Engineer for submitted drainage plan-*Town Engineer indicated approval of the submitted plan.*

Chairman Reid asked if every EPB member was in agreement to answering questions 1-11 in Part 2 of the SEQR.

Motion made by Chairman Reid and second by Michael Cirocco indicating concurrence by the EPB that there will be "No, or a small impact may occur" on the environment as checked on questions 1-11 on the Short Form SEQR.

Ayes: 7. Nays: 0. Motion Carried.

*Motion made by Gregory Merkle and second by Michael Cleary to recommend to the Town Board as Lead Agency that Final Site Plan Approval be granted on the plans as submitted ; or as agreed to add or modify as outlined above by (**) on items #1., 3., 4., 6., 7., 12.*

Ayes: 7. Nays: 0. Motion Carried.

IV SEASONAL LANDSCAPING - 1120 Bullis - Storage Bldg

Owner Bryan Young of Young Development reviewed the change he wished to make to the storage building addition located in the rear property of Seasonal Landscaping. Previous EPB FSPA for a steel building 100'x100' for vehicle storage was granted on 6/25/12. Mr. Young wishes to increase the size to 100'x120' as shown on Site Plan C-100 dated 3/25/15. (Application to be corrected from 100'x 127' to 100'x120'.) Elevations on all four sides are detailed in black and white on FLC E1 (no date). No landscaping is indicated. According to Mr. Young, it is "exactly the same as the other one".

Motion made by James Millard and second by Michael Cleary to grant Final Site Plan Approval as modified.

Ayes: 7. Nays: 0. Motion Carried.

V CAMINO DEVELOPMENT - 1221 Maple - New Office/Storage 5,860 sq ft

Owner: David Ogiony Arch: T. Arlington, Apex Consulting

Req Action: PSPA Prior adjacent bldg FSPA: 6/19/12 @ 6,500 sq ft

No one representing Mr. Ogiony was present. Chairman Reid set it aside.

VI SUBURBAN ADULT SERVICES (SASI) - 960 W. Maple Court

William Long, architect with Long Associates and Anthony Anunciato appeared on behalf of SASI. Mr. Long said a merger is underway and there will be a need for additional offices to house more employees. (See Floor Plan A-2.) The proposed addition will be 3,370 sq ft., located in the rear at the southwest corner.

Mr. Long said the metal frame building addition will match the exterior of the existing building. (See Exterior Elevations A-3) Part of an existing sidewalk will be removed to accommodate the addition. There will be an exterior light underneath the canopy over the man door. Fire suppression will be covered by the existing sprinkler system. There will be no change in number of parking spaces; no need for ECHD since no lavatories will be added.

Chairman Reid asked if every EPB member was in agreement to answering questions 1-11 in Part 2 of the SEQR.

Motion made by James Millard and second by Michael Cleary indicating concurrence by the EPB that there will be "No, or a small impact may occur" on the environment as checked on questions 1-11 on the Short Form SEQR.

Ayes: 7. Nays: 0. Motion Carried.

Motion made by Chairman Reid and second by James Millard to grant Final Site Plan Approval.
Ayes: 7. Nays: 0. Motion Carried.

VII GREAT PLATE GLASS - 41 New Bullis

Owner David B. Laufer brought three colored photograph of his existing building, an aerial view of the adjacent properties and a view of his backyard storage area. He said he wants to put on a 40'x50' steel building addition to store his glass inventory. He said he would also like to improve the view by his neighbors.

Mr. Laufer submitted a Foundation Plan S-1 and Foundation Details S-2, stamped by Engineer John Schenne and dated 10/30/14. Also included were specification sheets from Corle Building System, signed and stamped by Mr. Schenne and dated 10/23/14. Included were black & white elevations of sidewalls and end walls. Mr. Laufer said the addition will be the same color, style and height as his current building. Any exterior lights will be removed and placed on the addition. There will be no public access to the rear. Questioned by Chairman Reid, Town Engineer Wyzykiewicz said he had no issues with drainage. The addition will not require any landscaping.

Chairman Reid asked if every EPB member was in agreement to answering questions 1-11 in Part 2 of the SEQR.

Motion made by Chairman Reid and second by James Millard indicating concurrence by the EPB that there will be "No, or a small impact may occur" on the environment as checked on questions 1-11 on the Short Form SEQR.

Ayes: 7. Nays: 0. Motion Carried.

Motion made by Michael Cleary and second by James Millard to grant Final Site Plan Approval.
Ayes: 7. Nays: 0. Motion Carried.

VIII SALON ELIZABETH - 720 Jamison

Owners Timothy & Elizabeth Dugan wish to also build at the southeast corner of the property, a 1,500 sq ft hair salon, to be operated by Elizabeth ("Lizzy") Dugan. (Plot Plan 3/25/15 - Nussbaumer & Clarke). The subject property is zoned C-2, location for their private residence and business Specialized Tree Service.

Mrs. Dugan submitted a written overview of her business intentions. She said they would include routine salon services as well as providing a bridal suite for serving wedding parties. An enclosed garden patio would be an area to take pictures. Stamped elevations in black & white for the front and left were provided. Mr. Dugan thought the siding would be grey vinyl with white trim, cultured stone of medium to dark grey at the foundation and either a steel or asphalt roof. There would be down lights under the soffit.

Mr. Dugan asked if it would be possible to minimize the number of required parking spaces. Chairman Reid said the EPB would like 10 spaces, 10'x 20' size including one for HC parking. He said they could ask the employees to park on the Specialized Tree property as well as using it for any overflow of customers.

A new septic system and leech field will be necessary. Town Engineer James Wyzykiewicz said that the drainage needs to be contained on the separate parcel; that it may be necessary to establish a Drainage District. Mr. John Bierl of Custom Builders was present and will discuss the requirements with him.

Chairman Reid said the following will be required before FSPA can be given:

1. Stamped Survey showing the two individual parcels and dimensions.
2. Colored elevations (all sides) and/or black & white elevations: include samples of all materials and colors
3. Floor Plan including patio area and dimensions.
4. Sign Design - placement, size, color, lighting.
5. Location of exterior lighting on building with specification sheets.
6. Site Plan with sidewalks, driveway ingress/egress pattern, location of parking spaces - individually lined and surface material.
7. Location of Fire Hydrant.
8. Landscaping plan - location, type, number and estimated value of plants.
9. Two-year warranty letter signed by owner for value of all landscaping.
10. Engineering blueprint for drainage.
11. Approval of drainage plan by Town Engineer.
12. Approval letter from Erie County Health Dept. - septic system.
13. Approval letter from Elma Water Dept.
14. Approval letter from NYS DOT for curb cuts.
15. Approval letter from Jamison Road Fire Co. - emergency access.

Motion made by James Millard and second by Chairman Reid to grant Preliminary Site Plan Approval.

Ayes: 7. Nays: 0. Motion carried.

IX REVIEW/APPROVE REVISED EPB CHECKLIST

The EPB was to review their revisions from a prior meeting for final adoption of the EPB Checklist. Chairman Reid said that in view of the lateness of the hour, this item will be tabled until the May meeting.

X FYI

Bldg Inspector's Report - March 2015

ECB Minutes - Town Web Site

ZBA Minutes – Town Web Site

Town Board Minutes - Town Web Site

MD-DGC Minutes - Town Web Site

XI ADJOURN

Motion unanimous to adjourn at 9:20 PM.

Respectfully submitted,

Diane Rohl,
EPB Secretary