

A regular meeting of the Elma Town Board was held on Wednesday, February 4, 2015 at 7:00PM, Elma Town Hall, 1600 Bowen Road, Elma, New York, with the following members present:

Supervisor	Dennis Powers
Councilman	Thomas Fallon
Councilman	James Malczewski
Councilman	Michael Nolan
Councilman	Tracy Petrocy

Also:	Building Inspector	Joseph Colern
	Highway Superintendent	Wayne Clark-Absent
	Water Superintendent	Eugene Stevenson
	Town Attorney	Phyllis Todoro
	Town Engineer	James Wyzykiewicz

Approximately 10 people attended the meeting.

The meeting was opened with the reciting of the Pledge of Allegiance.

Councilman Malczewski made the motion and Councilman Fallon seconded the motion to approve the minutes from the January 21, 2015 meeting. Ayes-5. Noes-0. Carried.

Department Reports:

Water Superintendent Eugene Stevenson noted that the new pump and generator project at the Transit and Jamison pump houses are in progress. Supervisor Powers noted that Mr. Stevenson has been honored with a Merit Award from WNY American Public Works Association.

Councilman Nolan made the motion and Councilman Malczewski seconded the motion to approve a negative declaration on a short form SEQR for General Physician, PC at 2701 Transit Road, Suite 132-134. Ayes-5. Noes-0. Carried.

Councilman Nolan made the motion and Councilman Fallon seconded the motion to approve the Business Use Permit for General Physician, PC (medical office) at 2701 Transit Road, Suite 132-134. Building Inspector notes a permit required for advertising sign. Ayes-5. Noes-0. Carried.

Councilman Nolan made the motion and Councilman Fallon seconded the motion to approve a negative declaration on a short form SEQR for King's Automotive Sales and Service at 6511 Seneca Street. Ayes-5. Noes-0. Carried.

Councilman Nolan made the motion and Councilman Malczewski seconded the motion to approve the Business Use Permit for King's Automotive Sales and Service at 6511 Seneca Street. Building Inspector notes no junk auto parts or junk auto's to be stored outside. Ayes-5. Noes-0. Carried.

Councilman Malczewski made the motion and Councilman Petrocy seconded the motion to approve the SEQR for Local Law #1-2015 MultiFamily Dwelling Code MDCC Law revisions Local law 1-2015 as follows:  
WHEREAS, the Elma Town Code contains and specifies the local laws, and ordinances of the Town of Elma; and WHEREAS, the Elma Town Board formed the Multiple Dwelling Code Committee (MDCC) to evaluate the regulations and the zoning map of the Town as they relate to the development of multiple dwelling units in the Town, and WHEREAS, the MDCC has prepared draft language to amend specific sections of the Elma Code relating to multiple dwellings and has created four new zoning overlay districts which would be added to the Town's zoning map; and WHEREAS, in accordance with Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act - SEQRA) of the Environmental Conservation Law, the Elma Town Board has conducted an environmental review of these Zoning Code revisions, and WHEREAS, the Town has identified that there are no other Permitting or Approval agencies for this action, and WHEREAS, a public hearing was held on August 20, 2014 regarding these Zoning Code and map amendments, and no adverse comments were received, and WHEREAS, pursuant to Municipal Home Rule Law, the Town Board is proposing to adopt these Zoning Code and zoning map amendments by enacting Local Law 1-2015, and WHEREAS, these proposed zoning amendments were referred to Erie County in accordance with General Municipal law section 239-m and the County had no adverse