

TOWN OF ELMA PLANNING BOARD

1600 Bowen Road, Elma, New York 14059

Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~ February 16, 2016

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, February 16, 2016 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

Chairman Michael Cirocco

Member David Baker

Member Michael Cleary

Member Gregory Merkle

Member James Millard

Member Charles Putzbach

Alternate Thomas Reid

ABSENT:

Member Robert Waver

Phyllis Todoro, Town Attorney

James Wzykiewicz, Town Engineer

TOWN REPRESENTATIVES:

Raymond Balcerzak, Asst. Building Inspector

I. APPROVAL OF MINUTES ~ December 15, 2015

Motion made by James Millard and second by Charles Putzbach to approve the Minutes of the EPB Regular Meeting held on December 15, 2015. Motion Carried.

II. Building Solutions Inc. located at 6091 Seneca Street

Building Solutions Inc. was looking to receive Site Plan Review/Approval for Auto Storage Lot located at their location on 6091 Seneca Street with new vehicles from Transitowne Dodge. Owner Todd Huber was not present for meeting but submitted a letter on his behalf for Aaron Huber and Taylor Patterson to speak for him regarding this project. Chairman Michael Cirocco asked the board if we can do the equivalent of a sketch plan review as far as we can take it today without taking any action per direction of Phyllis Todoro. Phyllis Todoro requested that she needed more time to review this proposal and was not able to attend this meeting due to her attendance at the Associations of Towns Annual Meeting in New York City.

Chairman Cirocco stated if we move forward with a sketch plan review it will allow the applicant to be given the opportunity to be better prepared. With that being said, Chairman Cirocco allowed them to present their information. Chairman Cirocco asked after reviewing the site plans would there be any paving done. Taylor Patterson stated on the drawing there

is an existing stone area that was stoned a number of years ago and we are proposing to stone the rest. This will be a stoned lot for storage. Aaron Huber stated that this was approved years ago for a self storage units to be constructed but never came to completion. Taylor Patterson said what we are proposing is an auto storage lot for Transitowne Dodge. Aaron Huber stated these will be brand new vehicles, approximately 250 of them kept on site (no used vehicles). Chairman Cirocco asked Ray Balcerzak if this property is zoned C2. Ray Balcerzak stated yes it is zoned C2. Chairman Cirocco stated a couple of notes I saw on C2 has no clear definition for this use. Also the Town Engineer has to look at additional hard pack as far as drainage is concerned. Taylor Patterson stated their Engineer is working with Jim Wzykiewicz in this matter. Aaron Huber noted there will be no selling of vehicles and no added lighting, only the additional stone. He also stated that the driveway is wide enough so there will be no loading or unloading of vehicles on Seneca Street. Chairman Cirocco stated the minimum spacing for each vehicle per code is 200 square feet per spot and also noted that there will be no semis or recreational vehicles allowed to be stored there. Taylor Paterson stated plans can be updated to reflect a swing gate, lighting (lumens of lighting) or cameras if needed. Chairman Cirocco stated there will be no signage and no additional screening needed and the setbacks are good. Final stamped site plans must be submitted. Also Business Use paperwork still needs to be submitted and filed.

Chairman Cirocco stated while we are not taking action on this, I will follow up with Phyllis Todoro for a decision. The Applicant appeared for a Preliminary Site Plan approval with the hope of a Final Site Plan approval and I would like to entertain a motion that we table the action based upon the directive of the Town Attorney. Motion was made by James Millard and second by David Baker. Ayes:7 Nays: 0 Motion Carried.

Chairman Cirocco would like it noted in the minutes that based upon the circumstances of the applicants situation that he is requesting a special meeting of the Planning Board contingent upon the Town Attorneys decision.

III. ADJOURN

Motion to adjourn at 8:17 PM by unanimous consent.

Respectfully submitted,

Brenda Barry
Elma Planning Board Secretary