

TOWN OF ELMA PLANNING BOARD

1600 Bowen Road, Elma, New York 14059

Phone: 716-652-3260

MINUTES OF SPECIAL MEETING ~ February 25, 2016

The Special Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Thursday, February 25, 2016 at 8:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

Chairman Michael Cirocco

Member David Baker

Member Gregory Merkle

Member James Millard

Member Charles Putzbach

Member Robert Waver

Alternate Thomas Reid

ABSENT:

Member Michael Cleary

TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney

Raymond Balcerzak, Asst. Building Inspector

James Wyzykiewicz, Town Engineer

I. APPROVAL OF MINUTES ~ February 16, 2016

Motion made by Gregory Merkle and second by Charles Putzbach to approve the Minutes of the EPB Regular Meeting held on February 16, 2016. 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 present along with Taylor Patterson. Chairman Cirocco opened the meeting noting that this was a Special Meeting due to Phyllis Todoro was not present at our February 16, 2016 meeting and needed more time to review the applicants paperwork.

Based on a lengthy two and a half hour meeting between the Planning Board Members and Town Representatives (that were present) the conclusion was determined that due to an existing preliminary Business Use permit and a prior final site plan approval for outdoor storage that the applicant would be grandfathered and allowed to make changes to the approved site plan for this request. Limitations were placed as to the maximum of 235 vehicles to be stored (no RV's, boats, tractor trailers, construction or panel trucks or semis). There will be no storage of anything except new vehicles. The Planning Board approved the new site plan as presented with noted changes on it. Chairman Cirocco asked that Building Solutions submit a letter to the Building Department in regards to a warranty to maintaining the plantings. Fire Department letter was submitted along with a SEQR application. The Town Engineer stated that the proposed drainage plan including gravel instead of paved surface would improve the water quality and drainage on this site.

Motion was made by Gregory Merkle and second by Robert Waver. Yes~6. No~1 (Baker). Motion Carried.

III. Automotive Use Application

EPB voted on making a recommendation to the Town Board Members to investigate putting a moratorium on Automotive Use Applications pending further review of the Town Code. Motion was made by David Baker and second by Chairman Cirocco. Yes~3. No~4 (Merkle, Millard, Waver, Reid). Motion Denied.

IV. Amended Site Plan Approval for 741 Conley Road

Steve Bird asked for the Planning Board to consider reducing the size of the glass area of the building facing the street that was previously approved on 4/17/2012. After review and consideration EPB member Millard made the motion to reduce the required 25% to 10% and second by Chairman Cirocco. Yes~ 6. No~1 (Baker). Motion Carried.

V. ADJOURN

Motion to adjourn at 10:30 by unanimous consent.

Respectfully submitted,

*Brenda Barry
Elma Planning Board Secretary*