

# **TOWN OF ELMA PLANNING BOARD**

**1600 Bowen Road, Elma, New York 14059**

**Phone: 716-652-3260**

## **MINUTES OF REGULAR MEETING ~ May 17, 2016**

*The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, May 17, 2016 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.*

### **PRESENT:**

*Chairman Michael Cirocco  
Member Michael Cleary  
Member James Millard (arrived late)  
Member Charles Putzbach  
Member Robert Waver*

### **ABSENT:**

*Member David Baker  
Member Gregory Merkle  
Alternate Thomas Reid*

### **TOWN REPRESENTATIVES:**

*Raymond Balcerzak, Asst. Building Inspector  
Phyllis Todoro, Town Attorney  
James Wzykiewicz, Town Engineer*

## **I. APPROVAL OF REGULAR MEETING MINUTES ~ APRIL 19, 2016**

*Motion made by Charles Putzbach and second by Michael Cleary to approve the Minutes of the EPB Regular Meeting held on April 19, 2016. Motion Carried.*

## **II. CADETS FEDERAL CREDIT UNION LOCATED AT 1751 TRANSIT ROAD**

*David Pasnik from Cadet's Federal Credit Union appeared before the EPB to seek revised driveway location on Kinsley Road from previously approved Final Site Plans from 4/21/2015. Cadets Federal Credit Union is looking to change the location of the driveway which exits on to Kinsley Road from what was previously approved by the EPB to place it where the driveway exists now. It would save them time and money from the new construction project. Based on the original site plan approved the applicant is suggesting that Cadet's utilizes the current driveway in place of the driveway that was approved on 4/21/15. This will direct the traffic out to Kinsley which allows you to use the signal at 78 and 20. EPB members agree that this is a good idea and see no issues. EPB will grant Preliminary Site Plan approval to locate the driveway to its current location. This Preliminary Approval is contingent upon the applicant returning to the Elma Planning Board meeting on June 21, 2016 to submit a drawing showing the new site plan which will show how they would like new driveway and parking lot for Final Site approval.*

*Motion made to approve Preliminary Site Plan Approval made by Robert Waver and second by Michael Cleary. Yes~4. No~0. (James Millard was not present due to late arrival). Motion Carried.*

**III. EVERGREEN ACRES LOCATED AT 130 CLOVER LANE DRIVE (SUBLot #39)**

*William Neu addressed the EPB in regards to seek verification of a Building Lot (Sub Lot #39) located on 130 Clover Lane Drive in an existing Sub Division at Evergreen Acres. This is an approved building lot but on the original plot plan (EPB Approved 1/17/1956) it has exception written on it due to it would not perk. The Town of Elma back in 1956 did not allow a sand filter to be put on a subdivision lot, however now it is accepted. EPB has no concerns with this building lot in this existing subdivision.*

*EPB has no concerns or issues and motion was made by Charles Putzbach and second by Michael Cleary. Yes~5. No~0. Motion Carried.*

**V. ADJOURN**

*Motion to adjourn at 7:23 by unanimous consent.*

*Respectfully submitted,*

*Brenda Barry  
Elma Planning Board Secretary*