

TOWN OF ELMA PLANNING BOARD

1600 Bowen Road, Elma, New York 14059

Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~ JULY 19, 2016

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, July 19, 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

Member Robert Waver

Alternate Thomas Reid (Ineligible for voting due to all EPB members present)

TOWN REPRESENTATIVES:

Raymond Balcerzak, Asst. Building Inspector

Phyllis Todoro, Town Attorney

James Wyzykiewicz, Town Engineer

I. APPROVAL OF REGULAR MEETING MINUTES ~ June 21, 2016

Motion made by James Millard and second by Robert Waver to approve the Minutes of the EPB Regular Meeting held on June 21, 2016. Motion Carried.

II. EMW SOCCER FIELD RESTROOM LOCATED AT 7100 SENECA STREET

Mark Messinger spoke on behalf of EMW Development Board seeking preliminary sight plan approval to add restroom facilities at the existing site on 7100 Seneca Street. The drawings show a free standing block building (525 square feet) approximately five feet from the existing building. At the current time there is two porta potty rentals located on the site.

After reviewing the plans the EPB has two concerns regarding this project. The first concern of the EPB is not enough on-site parking. EMW owns the first row of parking on the EMW lot. The remainder of the parking is owned by Sahlen's Sports Park. Due to the number of soccer fields being used at the same time both parties agree that the first row of parking is currently not enough parking. The EPB would like to see some kind of legal contract in regards to using Sahlen's Sports Park parking spaces for overflow. The second issue of the EPB is that Sahlen's Sports Park owns the driveway entrance into the soccer fields owned by EMW. Mr. Messinger stated that EMW currently has a an easement with Sahlen's Sports Park on the driveway entrance. EPB would like to see a copy of the driveway entrance easement.

The remainder of the checklist was reviewed by EPB and the Elma Town Engineer with no other concerns. EPB agreed to table this project to allow Mr. Messinger to return with the easement agreement for the driveway access and the legal contract made for overflow parking on Sahlen's Sports Park parking lot or other parking and show the parking spots on the survey.

Motion made to table Preliminary Site Plan Approval made by James Millard and second by Michael Cleary. Yes~7. No~0. Motion Carried.

III. JOHN ANTICOLA SERVICE LOCATED AT 5710 SENECA STREET

John Anticola is seeking Preliminary Site Plan Approval for consignment sale of vehicles and campers (30 parking spaces) located at his property on 5710 Seneca Street. Mr. Anticola has received preliminary business use for 15 parking spots. EPB asked Mr. Anticola why his Business Use stated 15 parking spots and Mr. Anticola was asking for 30 now for site plan approval. Mr. Anticola stated he would like to change his Business Use from 15 to 30 parking spots due to he has the capacity for the additional 15 spaces. EPB had Mr. Anticola change and initial the number of vehicles on his preliminary business use application from 15 to 30 spaces so it matches our application for site plan approval. Mr. Anticola asked if instead of designated parking spaces can we determine it by square footage due to some vehicles taking up more than one parking spot. Checklist and SEQR were reviewed and approved by EPB. It was determined by EPB to grant Mr. Anticola Final Site Plan for consignment vehicles for sale in the equivalent of 30 spaces, which is determined by square footage (as identified by yellow spaces on map provided by applicant) and no striping is required. EPB requires that the vehicles must be in legally operable condition and limited to motor vehicles, recreational vehicles, boats (water craft) and trailers. No tractor trailers, storage containers or storage trailers and park mobile homes are allowed.

Motion made to grant Final Site Plan Approval made by Michael Cleary and second by Charles Putzbach. Yes~7. No~0. Motion Carried.

IV. ADJOURN

Motion to adjourn at 8:03 by unanimous consent.

Respectfully submitted,

*Brenda Barry
Elma Planning Board Secretary*