

TOWN OF ELMA PLANNING BOARD
1600 Bowen Road, Elma, New York 14059
Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~ September 20, 2016

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, September 20, 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*

TOWN REPRESENTATIVES:

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

ABSENT:

James Wyzykiewicz, Town Engineer

I. APPROVAL OF REGULAR MEETING MINUTES ~ AUGUST 16, 2016

Motion made by Charles Putzbach and second by Robert Waver to approve the Minutes of the EPB Regular Meeting held on August 16, 2016. Motion Carried.

II. SITE PLAN APPLICATION REVIEW FOR (2) 40' x 75' COLD STORAGE BUILDINGS LOCATED AT 6411 SENECA STREET

John Bierl of Custom Builders of WNY was proposing (2) Cold Storage Buildings on an existing lot located at 6411 Seneca Street. Chairman Cirocco asked if Mr. Bierl had a Business Use Permit and Mr. Bierl stated he does not own the property but is currently under contract and this proposal is contingent upon the contract of the purchase of this property. Mr. Bierl stated that his intentions are for cold storage and would use it for individuals private storage such as RVs, cars or boats storage in the first building. The second building would be used for supplies for Custom Builders of WNY storage. Mr. Bierl stated there will be no building materials or construction trucks stored outside of the buildings.

The EPB made recommendations of what Custom Builders of WNY would need to return for a Final Site Plan Review along with obtaining a Special Use Permit from the Town Board per § 117-2(B3).

III. NATIONAL FUEL GAS SUPPLY CORPORATION FOR PORTERVILLE COMPRESSOR STATION MODIFICATIONS LOCATED AT 350 HEMSTREET

Morgan Graham, Attorney for Phillips Lytle LLP representing National Fuel Gas Supply along with National Fuel Team Members submitted Final Site Plan Review Application for upgrades to existing Porterville Compressor Stations ("Facility") located at 350 Hemstreet Road. Mr. Graham and National Fuel Team Members are proposing upgrades to its existing Porterville Compressor Station located at 350 Hemstreet Road, in the Town of Elma, New York. This facility has been in operation at this site since the 1950's, and multiple projects are being contemplated to both modernize and improve this Facility. The Facility is part of National Fuel's Northern Access of 2016 Project, which involves improvements to existing interstate pipeline systems in Northern Pennsylvania and Western New York.

Following a Public Hearing on September 7, 2016, the Projects received a use permit from the Elma Town Board pursuant to §144-21 of the Town of Elma Code. Pursuant to the Code, any project that requires a use permit must also proceed through the Town's site plan review process with the Town of Elma Planning Board. Prior to the preparation and submission of formal site plans, a sketch plan conference is also required between the Planning Board and the applicant to "discuss the applicability of the site plan review and approval procedure to the intended development for which the building or use permit is sought." Code §117-2. Accordingly, on August 5th, 2016, National Fuel filed a letter of intent along with a sketch plan application and supporting documentation to the Planning Board as an initial step in the site plan review process pursuant to the Code. A sketch plan conference was held with the Elma Planning Board at its regular meeting on August 16th, 2016. Representative of National Fuel attended the sketch plan conference and provided an overview of the proposed Facility, and the Planning Board voted to proceed with a site plan review for the Projects.

The following forms were submitted as part of the application:

- *Site Plan Review Application Form and Site Plan Review Checklist*
- *Final Site Plans Including Overall Site Plan, Landscaping Plan, Utility Plan and Grading Plan*
- *Boundary/Topographical Survey*
- *Building Elevations/Engineering Blueprints*
- *Geotechnical Exploration Report*
- *Wetland Delineation Report*
- *Estimated Project Construction Schedule*
- *Storm water Pollution Prevention Plan ("SWPPP")*
- *State Environmental Quality Report Act Short Environmental Assessment Form with Supporting Exhibit*
- *Area Map*
- *Lighting Plan with Photometric Analysis*
- *Noise Study*
- *Copy of Air Permit Application*
- *Approval from Fire Department for Emergency Access*
- *A Record of Application for and Approval Status of All Necessary Permits from State and County Officials*
- *Town of Elma Water Superintendent Acknowledgement Form*
- *Copy of Application for Use Permit to Elma Town Board*

III. NATIONAL FUEL GAS SUPPLY CORPORATION FOR PORTERVILLE COMPRESSOR STATION MODIFICATIONS LOCATED AT 350 HEMSTREET (CONT.)

The following applications were submitted as supplemental submissions dated September 16, 2016 to the Elma Planning Board:

- *Final Survey and Photo Simulations; and an approval letter from the Erie County Department of Health ("DOH") for water/sanitary system requirements.*

After further review of Final Site Plan Application the EPB had no concerns.

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

IV. ADJOURN

Motion to adjourn at 8:28 pm by unanimous consent.

Respectfully submitted,

*Brenda Barry
Elma Planning Board Secretary*