

TOWN OF ELMA PLANNING BOARD

1600 Bowen Road, Elma, New York 14059

Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~ JANUARY 17, 2017

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, January 17, 2017 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

James Wyzkiewicz, Town Engineer

I. APPROVAL OF REGULAR MEETING MINUTES ~ DECEMBER 20, 2016

Motion made by Gregory Merkle and second by Michael Cleary to approve the Minutes of the EPB Regular Meeting held on December 20, 2016. Motion Carried.

II. PRELIMINARY SITE PLAN APPROVAL FOR MOOG INC, 1A/3A ADDITION LOCATED AT THE CORNER OF SENECA STREET AND JAMISON ROAD FOR MANUFACTURING AND OFFICE ADDITION

Donald Aubrecht, Architect (Fontanese, Folts, Aubrecht, Ernst Architects, P.C.) along with Eric Burghardt, President of Moog Aircraft Group and Richard L. Crance, Facilities Operations Manager of Moog presented the application of Moog expanding their Elma campus by approximately 95,000 square feet. Mr. Aubrecht explained that approximately 75% to 80% of the area would be for mechanical and electrical assembly and test facilities for military and commercial aircraft flight control products. The remaining space would be for mixed office space (engineering; manufacturing support and administrative).

Moog owns 331 acres and this will be a 2 story building addition between approximately 45,000 - 46,000 square feet each story with a total range of 91,000 - 95,000 square feet on the Jamison Road side. This is still preliminary and still developing. The building footprint is identical top and bottom. The existing offices in Building 1 area will move in this building and the higher roofed area will pick up some manufacturing needs (similar to Building 6). The floor plan will be open and flexible space with additional bathrooms. Upgrades will need to be done to the electrical line for Plant 1 which will require a new transformer and additional pump rooms will need to be added.

The primary programs driving the need for additional space are increasing production rate of the F-35 Joint Strike Fighter and the Airbus 350 XWB in addition to relieving congestion in current work areas. The facility will also be utilized to support R&D activities in pump and motor technology to be utilized in the Aerospace industry and advanced manufacturing technologies. In 2013 we were making 180 pumps and we expect by the year 2020 this to increase to 2200 units. Moog currently has 2455 employees on it's Elma, New York Campus. With this addition we may be adding up to 100 new jobs by year 2021.

II. PRELIMINARY SITE PLAN APPROVAL FOR MOOG INC, 1A/3A ADDITION LOCATED AT THE CORNER OF SENECA STREET AND JAMISON ROAD FOR MANUFACTURING AND OFFICE ADDITION (CONTINUED)

Moog is working closely with New York State through the Empire State Development Agency and the Erie County Industrial Development Agency in discussing incentive to help make the expansion feasible. Moog is hoping for late spring or early summer to start this project. The projected project value is estimated at 24 million.

EPB reviewed the checklist for the applicant and made recommendations of items still needed.

Site & Building Details:

Included with the application we have stamped surveys submitted with property details and the layouts of the building. On final plans you will need to show the 2nd floor loading equipment area. Engineered blueprints and the intended use for the new building and the design elevations details have been provided.

Lighting:

EPB will need to see details of all lighting on building exterior with manufacturer's specifications and wattage along with details of all lighting in parking lots.

Parking Lots:

Currently there will be no additional parking spaces right now due to multi shifts. Moog explained that we currently have about 90 open parking spaces.

Drainage:

Identify wetlands and requirements for Engineered Drawings and drainage elevations have been submitted and will be review by Elma Town Engineer.

Signage:

There will be no additional signage required.

Landscaping/Screening:

EPB recommended that on final plans we will need to identify landscaping plans around buildings, parking lots and surrounding area.

Water Service & Septic/Sanitation:

Identify locations of fire hydrants on final plans. Moog will need to Submit approval letters from the Elma Water Department and EC Dept of Health for water/sanitary systems requirements.

Fire Department:

Springbrook Fire Department will need to review and send a letter.

SEQR will be reviewed when final site plans are submitted.

Motion made by Mr. Cleary and seconded by Mr. Waver to approve Preliminary Site Plan as presented. Yes-7, No - 0. Motion Carried.

III. REVIEW OF APPLICATION OF SBA TOWERS IX, LLC TO CONSTRUCT A MONOPOLE TOWER AT 6629 CLINTON STREET

Matthew Kerwin, Attorney on behalf of Barclay Damon in Syracuse presenting application for SBA Tower IX, LLC to Construct a Monopole Tower on 6629 Clinton Street (behind Santino's) in conjunction with Verizon Wireless ("Verizon"). First application was submitted and dated January 14, 2015 and application was presented to the Town Board during a workshop meeting on March 11, 2015 at which time the Town Board requested additional radio frequency information concerning the use of municipal properties. On August 14, 2015 the applicant submitted supplemental radio frequency materials in this regard and then appeared before the Town Board on November 4, 2015 to present this information. The Town Board requested additional information concerning the use of municipal property. The applicants subsequently responded with a second set of radio frequency materials by letter dated May 5, 2016 and appeared a third time before the Town Board during a workshop meeting on June 22, 2016. As explained during those meeting, the Clinton Street site represents the most appropriate location for the facility to enable Verizon to provide its required coverage and integrate with existing Verizon installations in Erie County.

Verizon is considered a public utility in New York for zoning purposes and is licensed and regulated by the Federal Trade Commission. SBA Towers is based in Florida and owns thousands of towers around the country and the world and is in business to marketing towers for wireless providers including Verizon wireless and other institutions. Verizon has coverage gaps in the town (northern side) and there are no sufficient tall structure or towers in which Verizon can put their antennas to address that coverage gap which necessitates the application for the tower. This will also address the capacity issues and provide reliable wireless service to the surrounding areas within the Town of Elma. SBA has agreed to find a suitable location for that tower and build that tower to suit Verizon's needs. The application submitted is for a 150' monopole cell tower that SBA would own and operate the tower and Verizon would be the initial carrier on the tower and if approved it will marketed to other carriers in the area at the proposed location of 6629 Clinton Street.

The applicants reviewed a total of thirteen (13) parcels were identified as being potential candidates for a new communications facility. These parcels are identified on Attachment 3. A summary of each of these properties located within the vicinity of Search Area (Exhibit 7, Site Section Analysis, Section 5) including, where warranted, RF analysis. At the proposed site of 6629 Clinton Street located at the northwest corner of the intersection of Clinton Street and Bowen Road is approximately 1.6 acres and is currently developed with a restaurant. The proposed location is in a partially wooded area in the north portion of the property. The property is zoned C-2 Commercial which is a preferred location above residentially zoned properties in the Town of Elma. The tower will be located approximately 94' from the property line to the north and 111' from the eastern and western property lines located at 6629 Clinton Street. This site will enable Verizon Wireless to address existing coverage and capacity issues and provide reliable wireless service However, the tower will be designed with a structurally engineered break point at a height of 75'.

The proposed tower height is 150' (an optional 6' lighting rod is also proposed), as well as the placement of (12) panel antennas at a centerline height of 146' on the monopole and the fall zone would be 75' at the proposed site of 6629 Clinton Street. Coaxial cabling will run along the interior of the monopole and connect the antennas to the Verizon's 11'6" by 25'5" equipment shelter located near the base of the facility. A generator will be located within the shelter to maintain service in the event of a temporary power outage. The monopole, equipment shelter and related equipment will be surrounded by a security fence..

III. REVIEW OF APPLICATION OF SBA TOWERS IX, LLC TO CONSTRUCT A MONOPOLE TOWER AT 6629 CLINTON STREET (CONTINUED)

The Fall Down Zone is the radius around a tower within which all portions of the tower and antenna would fall in the event of a structural failure of the tower and/or its mounting/anchoring systems. The applicant seeks a variance from the height requirements. The proposed tower height of 150' is required to permit Verizon Wireless to provide reliable wireless service to the surrounding areas. The tower will be designed to comply with applicable building code standards.

Pursuant to Chapter 59A of the Town of Elma Code of Ordinances, and for the reason set forth in Exhibit 16, the applicants request that the Town waive or alter specific requirements related to the proposed facility's height §59A-3 (B)(1) and setback §59A-3 (B)(2) and §59A-5(H), and fall zone §59A-5(B)(8) and §59A-5(I). The tower must be set back a minimum of the height of the tower from all property lines, and any existing buildings. This may be waived by the Town Board upon good cause shown. The applicant seeks a waiver from the Town Board concerning this requirement.

Chairman Cirocco stated that no action will be taken tonight due to this was an application review. EPB acknowledged that review of application has been met and EPB is referring this project to the Elma Town Board. A checklist was given to Mr. Kerwin from the Building Department for Site Plan Review or Approval to be used for a guide. Site Plan Review will be done when the applicant returns back to the EPB. The EPB would like to see a visual impact study upon return to the next EPB Meeting and refer to the checklist for all other requirements.

IV. MISCELLANEOUS ITEMS:

Chairman Cirocco met with the Building Department on January 17, 2017 in regards to the lighting at the Anticola property located at 5710 Seneca Street (tenant is WNY Auto Warehouse). The Building Department has been in contact with WNY Auto Warehouse regarding the lighting and a sign permit. The Building Department was told that the lighting company is going to return to put the lights on poles instead of the building with them facing down and shields on them. The Business Use application for consignment of space was rescinded and replaced with the Business Use Permit with the current business that is there now. The site plan was changed from the original application so a new Site Plan would be required and return to the Elma Planning Board. Chairman Cirocco made a motion to have the Building Department notify the occupant to have the lights turned off and stay off until the applicant returns to the EPB for revised Site Plan Application.

Motion made by Chairman Cirocco and second by Mr. Cleary. Yes-7, No-0. Motion Carried.

V. ADJOURN

Motion to adjourn at 8:33 pm by unanimous consent.

Respectfully submitted,

Brenda Barry
Elma Planning Board Secretary