

**TOWN OF ELMA PLANNING BOARD**

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

**Phone: 716-652-3260**

**MINUTES OF REGULAR MEETING ~ May 16, 2017**

*The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, May 16, 2017 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.*

**PRESENT:**

*Chairman Michael Cirocco*

*Member Charles Putzbach*

*Member Gregory Merkle*

*Alternate Thomas Reid*

**TOWN REPRESENTATIVES:**

*Raymond Balcerzak, Asst. Building Inspector*

*Phyllis Todoro, Town Attorney*

*James Wyzykiewicz, Town Engineer*

**ABSENT:**

*Member James Millard*

*Member Robert Waver*

*Member David Baker*

*Member Michael Cleary*

*Brenda Barry, EPB Secretary*

**I. APPROVAL OF REGULAR MEETING MINUTES ~ APRIL 18, 2017**

*Minutes from April 18, 2017 meeting did not require any action to be taken due to applicant did not appear for the EPB meeting.*

**II. SEEKING SITE PLAN APPLICATION FOR NEW CLINTON STREET BUILDING LOT**

*Thomas Wagner of 8 Deercree Court in Elma is seeking application to increase the size of a non-conforming lot which he owns on Clinton Street (Sublot 31). Mr. Wagner would like to take some property from his lot on 8 Deercree and add as much as he needs to make his lot on Clinton Street a buildable lot. The EPB reviewed the plans that were submitted by Mr. Wagner and per Elma Town Code §100-3. Lots beyond the four-split rule; the following requirements will need to be met. A minimum lot area of two acres, with a minimum frontage of 150 feet, with a minimum depth of 350 feet and with a minimum of 25 feet side setbacks from the tile, leech field or other allowable systems, except a system to fill, to the property lines. Mr. Wagner must submit a new stamped survey to the building department along with an amended map cover of the Subdivision. The requirements have been met to change the two lots however the EPB cannot act tonight due to a contingency for providing the stamped survey showing new property sizes along with an amended map cover.*

*The EPB reviewed the SEQR and approved it with noted changes made. Chairman Cirocco made a motion to approve the SEQR and second Mr. Merkle. Motion carried.*

**II. SEEKING SITE PLAN APPLICATION FOR NEW CLINTON STREET BUILDING LOT (cont.)**

*Chairman Cirocco asked if there were any concerns from residents that were present. There were no concerns brought forward.*

*Mr. Reid made a motion to grant approval for changing a portion of 8 Deercreech and Sublot 31 located on Clinton Street with the contingency of submittal of a stamped survey showing a lot compliant with §100-3 of the Elma Town Code and second by Mr. Merkle. Motion Carried.*

*Chairman Cirocco asked everyone to observe a moment of silence for our EPB Secretary Brenda Barry for the loss of her Father Tom King.*

**III. ADJOURN**

*Motion to adjourn at 7:40 pm by unanimous consent.*

*Respectfully submitted,*

*Brenda Barry*  
*Elma Planning Board Secretary*