

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

MINUTES OF REGULAR MEETING ~ July 19, 2022

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, July 19, 2022, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member David Baker
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

*Phyllis Todoro - Town Attorney
James Wyzkiewicz - Town Engineer*

ABSENT:

*Member Michael Cleary
Member Gregory Merkle
Member James Millard
Member Charles Putzbach
Raymond Balcerzak - Asst Building
Inspector*

I. Approval of Regular Meeting Minutes from June 21, 2022

Robert Waver motioned to approve the Minutes of the EPB Regular Meeting held on June 21, 2022. Thomas Reid 2nd the motion. Motion approved.

**II. Site Plan Review for a 50' x 60' pole barn at 2945 Bowen Rd for Elma Fire Company
Applicant- James Reger**

Mr. Joe Gauthier and Mr. Henry Szymula, Sr were present to discuss a plan to build a 50' x 60' pole barn for the Elma Fire Hall. It will be built on the north side of the existing fire hall. It is a steel building with 4 overhead doors, 3 in the front and 1 in the back. There will be 3 windows and 2 "man" doors. It will be red with a white roof and glass overhead doors to match the existing building. It will be used to store equipment being moved from the Girdle Road Station.

Chairman Cirocco stated that the site plan provided does not show the roads and existing properties.

EPB reviewed the checklist:

Site & Building Details: Need a stamped survey showing all lot lines. Building will be red with a white roof to match the existing building and have glass doors, 3 on the west side and 1 on the east side.

Lighting: All exterior doors will have a light. Need to put on the plans and provide information about the type of lighting

Parking: They will lose some parking, but they share parking lots with the church and senior center. Additional parking not needed as is just storage. Existing parking is striped. Need to show on plans

Drainage: check

Signage: no new signage

**II. Site Plan Review for a 50' x 60' pole barn at 2945 Bowen Rd for Elma Fire Company
Applicant- James Reger (Continued)**

EPB reviewed the checklist continued

Landscaping: neighbor to the north, Senior Center and parking lot, are screened by row of large pine trees. No new landscaping

Water Service & Septic System: No new water service

Fire Department: check

Mr. Baker asked about putting red brick on the front. Discussed maybe doing it between the doors. Also ask to clarify building detail drawing that say east side/ west side.

A motion was made by Thomas Reid and Seconded by Robert Waver to give Preliminary Site Plan Approval Yes-4 No-0 Motion Carried

Applicant was given a copy of the check list and asked to return to the next meeting, which is August 16th. Missing items are a stamped survey with property details and layout, new parking, and more details about the lighting.

Applicant asked when they could start as they were planning to start the beginning of August. Chairman Cirocco stated they need to have the plan approved before they can start. The EPB needs a survey that can be stamped with the date of approval. The town attorney expressed concern about setting a precedent if they start without approval.

Chairman Cirocco offered to look and see that they have everything before the meeting to make sure they get approved at the next meeting.

**III. Site Plan Review for a 40' x 80' pole barn at 31 Pound Rd for Spring Brook Fire Company
Applicant- Nancy Thompson**

Mr. Danny Thompson was present to represent the Spring Brook Fire Company regarding a plan to replace a building that was recently knocked down with a new 40' x 80' pole building. The building will be charcoal grey and red. It will be used for cold storage. Chairman Cirocco mentioned that they need a stamped survey of the whole property. Any new lighting needs to be included on the plans.

EPB reviewed the checklist:

Site & Building Details: Need a stamped survey showing all lot lines. Need color details

Lighting: Need to show on the plans

Landscaping: N/A

Water Service & Septic System: No new water service at this time, may add a bathroom. If they add a bathroom they will need to notify both the town building department and the Erie County Health Department

Fire Department: check

III. Site Plan Review for a 40' x 80' pole barn at 31 Pound Rd for Spring Brook Fire Company Applicant- Nancy Thompson (Continued)

EPB reviewed the checklist continued

Parking: no new parking

Drainage: raised building 24 inches to avoid flooding problem previous building had. Town Engineer had no issues with drainage

Signage: no new signage

Applicant will need a stamped survey showing property details and layout of multiple buildings, show colors and lighting on plans. Need details of lighting.

Mr. Baker asked about putting red brick on the outside. Mr. Thompson said it is a steel building. When final color decisions are made then the existing building will be painted to match.

A motion was made by Robert Waver and Seconded by Thomas Reid to give Preliminary Site Plan Approval Yes-4 No-0 Motion Carried

Applicant was given a copy of the check list and asked to return to the next meeting, which is August 16th. Missing items are stamped survey with property details and layout, and more details about the lighting.

Applicant asked if they could give the contractor the go ahead to order materials. Chairman Cirocco explained that they had preliminary approval so if they returned with the needed items there should not be a problem getting final approval.

**IV. Site Plan Review for replacing fuel tanks, lines, and dispensers for 7-Eleven/Sunoco Gas Station @ 2180 Bullis Rd
*Applicant- Selina Leigh, Imagine Commercial Solutions***

Mr. Chuck Norris presented a plan to update all the fuel tanks and equipment at the 7- Eleven /Sunoco gas station a 2180 Bullis Rd. Mr. Norris is the general contractor whose company will be installing the new tanks. The current tanks were installed in 1984. The building was last remodeled in 2002. They will be removing all the tanks and replacing them in the existing footprint. They are also replacing all dispensers, islands, piping, conduits, and wiring. The location of the pumps are not changing. The store will remain open during the construction except on the day they set the new tanks. Construction will last about 6 weeks. The EPB reviewed the checklist and all items needed were provided.

A motion was made by Thomas Reid and Seconded by Robert Waver to give Preliminary Site Plan Approval Yes-4 No-0 - Motion carried

**IV. Site Plan Review for replacing fuel tanks, lines, and dispensers for 7-Eleven/Sunoco Gas Station @ 2180 Bullis Rd
Applicant- Selina Leigh, Imagine Commercial Solutions (Continued)**

The EPB reviewed the SEQR. The applicant was asked to answer question 8 and initial. Michael Cirocco made a motion to check box #2 on the SEQR, motion was seconded by Thomas Reid

Yes-4 No-0. Motion Carried.

A motion was made by Michael Cirocco and Seconded by Robert Waver to give Final Site Plan Approval.

Yes-4 No-0 Motion Carried

V. Adjourn Motion to adjourn at 7:59pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary