

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

MINUTES OF REGULAR MEETING ~ December 18, 2018

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, December 18, 2018 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member David Baker
Member James Millard
Member Gregory Merkle
Member Charles Putzbach
Alternate Thomas Reid
Member Robert Waver*

TOWN REPRESENTATIVES:

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

ABSENT:

Member Michael Cleary

I. Approval of Regular Meeting Minutes ~ November 20, 2018

Motion made by James Millard and second by Robert Waver to approve the Minutes of the EPB Regular Meeting held on November 20, 2018. Motion Carried

II. Preliminary Site Plan Review for 3040 sq. ft. addition to Calvary Heights Baptist Church at 981 Bowen Rd

Contact- Robert Kasprzak

Mr. Robert Kasprzak of K-1 Architecture presented the plan to add a 3040 Sq. Ft. addition to the church. It will be a single-story building with a full basement. There will not be any changes to the existing car port or entrance. The seating capacity will increase from 210 seats to 350. Handicap accessible restrooms will be added. The basement level will include infant and toddler rooms, religious education classrooms and a fellowship hall with movable partitions that can be used to create 4 more classrooms. The building will have architectural siding and trim with a pre-fab steel base and split face block. A steeple will be added, total height of the steeple will be 50 feet.

Mr. Merkle asked for clarification on which end of the building the addition will be. It will be on the north end of the building, closest to Route 400. It will be 72 feet off the property line. The current building is 125 feet from the property line.

II. Preliminary Site Plan Review for 3040 sq. ft. addition to Calvary Heights Baptist Church at 981 Bowen Rd (Continued)

Mr. Putzbach asked about the windows in the basement level. Mr. Kasprzak explained that it is a split level so there are windows. The ceiling in the basement will be 9 feet.

The parking lot will have 110 spaces. Requirements for the auditorium are 72 and for the fellowship hall 86. These 2 spaces will not be used at the same time so there are plenty of parking spaces. Mr. Merkle did ask what would happen if both were used at the same time. The pastor spoke that the fellowship hall is used after a service or for religious education. Mr. Reid asked what the maximum occupancy of the building was. Mr. Kasprzak said it was 350 based on the seating in the auditorium. Mr. Millard asked if they wanted to use both spaces at some time in the future if there was a design to expand the parking area. Mr. Kasprzak showed on the plans that there is plenty of greenspaces that could be used to expand the parking if needed in the future.

Mr. Baker asked about the existing system for the basement was. Mr. Kasprzak said there are 4 sets of stairs to exit. He also mentioned that sprinkler systems will be added through the building.

Mr. Merkle asked if there were currently rest rooms in the basement. Mr. Kasprzak said yes there are.

Chairman Cirocco asked the location of the septic system. Mr. Kasprzak showed where the septic was on the south end of the property where it will not be affected. He also presented a letter from the Erie County Health Department.

Mr. Kasprzak explained the drainage. Water conveys to an existing pipe going North and out to a ditch on the north side of Route 400.

Mr. Putzbach asked if there was any other entrance or exits to the parking area or if they could move the entrance. It was explained that the entrance had been moved to that location to avoid a dangerous curb in the road. There is only 1 curb cut. Mr. Putzbach asked about frequency of traffic. The church holds 2 services on Sunday and 1 on Wednesday. Chairman Cirocco stated that the traffic is usually pretty light in that area.

Mr. Waver asked about lighting. Mr. Kasprzak went over the lighting plans stating all lights will be down lite. Chairman Cirocco asked about the ground mounted sign light on the plan. Mr. Kasprzak said this is an existing ground mounted light that will be moved to light the sign on the end of the addition. Chairman Cirocco asked the dimensions of the sign. Mr. Kasprzak said it will not be a new sign, they are moving the existing sign from the end of the building. Mr. Baker asked if there are currently light poles in the parking lot. Mr. Kasprzak said there is only limited lighting on the power poles. New lights will be added based on the photometric plan. The new lighting will be softer than the current light. Mr. Merkle asked if there will be any lights facing Route 400. There will not be, all lights will face the parking area. Mr. Baker asked Mr. Kasprzak if he had an example of places that currently have the type of proposed lights. Mr. Kasprzak said it is new technology, so he is not sure if anyone else is using them. All the lights will be facing in so there will not be blinding to anyone on the road. He showed the location of the light poles in the parking lot. Chairman Cirocco asked if there will be any wall packs or addition lighting. Mr. Kasprzak said only the light by the back stairway exit as required by code.

II. Preliminary Site Plan Review for 3040 sq. ft. addition to Calvary Heights Baptist Church at 981 Bowen Rd (Continued)

EPB reviewed the checklist:

Documentation- provided

Zoning – Residential B

Site & Building Details – provided

Lighting- plan provided

Parking – No curb cut so does not require letter from the DOT. The EPB reviewed and determined there was room for additional parking in the future

Drainage – Town engineer reviewed the plans, there is less than an acre being disturbed

Signage – only moving existing- no new signage

Landscaping - only topsoil and seed

Water Service & Septic System- one fire hydrant on site, they have spoken to the water department about the project

Fire Department- Need to have Spring Brook Fire Department review the plans.

Mr. Reid asked where the closest neighbors were located. The only neighbors are to the south end of the property.

Mr. Merkle pointed out the misspelling of the name of the church on some of the documents.

A motion was made by Thomas Reid to give preliminary site plan approval. Motion was seconded by Robert Waver. Yes-7 No-0. Motion Carried.

The EPB reviewed the SEQR. A motion was made to approve the SEQR by Chairman Cirocco. Motion Carried.

A motion was made by Thomas Reid to give Final site plan approval contingent on receipt of a letter from the local fire chief and the Elma Water Department. Motion was seconded by Robert Waver. Yes-7 No-0. Motion Carried.

III. Final Site Plan Review for renovations of existing house & barn for construction company offices and construction of a new pole barn at 6771 Seneca St
Contact- Derek Acker, Straight Line General Contractor, Inc.

Mr. Derek Acker returned for final site plan approval for the plan to turn the current house at 6771 Seneca St into offices for Straight Line General Contractors and to add a pole barn behind the house for cold storage.

III. Final Site Plan Review for renovations of existing house & barn for construction company offices and construction of a new pole barn at 6771 Seneca St
Contact- Derek Acker, Straight Line General Contractor, Inc

EPB reviewed the checklist:

Documentation-

Zoning – C-2

Site & Building Details- provided property details included an aerial view with adjacent properties. Pole barn will be gray panel with a stone veneer and a black metal roof.

Lighting –lighting details on the plan except for the type of lighting and wattage. Chairman Cirocco asked about the wattage of the lights. Mr. Acker stated he believed they would be 20 watts. Chairman Cirocco made note on the plans

Parking – There was discussion about the additional driveway on the plans. Mr. Acker explained that since the existing driveway did not have any flair I was hard to enter or exit onto busy Seneca St. They are adding a loop to help with the entrance and exit on to the road. Chairman Cirocco asked Raymond Balcerzak, Asst. Building Inspector if the applicant was required to get a letter from the DOT since there would not be any curb cuts. Mr. Balcerzak stated no since he is just expanding an existing driveway. The EPB decided a letter from the DOT was not required. The current plan shows 7 regular parking spaces and 1 handicap spot. Chairman Cirocco said he looked it up and this was to code. The parking spaces on the plans however were only 9' X 19', They need to be 9'x 20'. Mr. Acker said they had plenty of room that they could change this. Chairman Cirocco noted this change on the plans.

Drainage – Town Engineer, James Wyzykiewicz stated that the disturbance was less than an acre so there should not be any issues. Mr. Wyzykiewicz asked about the plan to put a berm with trees to help with drainage. He was showed the plans and was good with them.

Signage- There is no sign included with this plan. Applicant advised he needs to return when a sign is planned

Landscaping – There will not be a permanent dumpster on site. They will occasionally have a roll off dumpster for debris but nothing permanent. Landscaping showed on the plan by the ramp to the house and on the berm. They will be keeping the existing grassy areas. Mr. Acker noted that he is going for a variance from the zoning board in February for the handicap accessible ramp on the front. Mr. Millard asked if the covered porch and stairs are existing as they seem to be too close to the road. Mr. Acker said they are existing

Water Service & Septic -A letter from Erie County Health was presented. It was determined that since they are using an existing water tap that a letter from The Elma Water Department was not needed. They will be adding an RPZ and will get approval from the water department for that
Fire Department- letter from the fire department presented

Mr. Millard asked if there will be a light by the “man-door” to the barn. Mr. Acker said there will not be any power to the barn.

Mr. Baker asked if there will be anything done to the existing barn. Mr. Acker explained some of the repairs they are making that include maintenance and repairing broken windows.

III. Final Site Plan Review for renovations of existing house & barn for construction company offices and construction of a new pole barn at 6771 Seneca St

Contact- Derek Acker, Straight Line General Contractor, Inc

The EPB reviewed the SEQR. Mr. Baker made a motion to change the answer to question 5b from yes to no, the proposed action is not consistent with the adopted comprehensive plan. No second.

The EPB reviewed the SEQR. A motion was made to approve the SEQR by Chairman Cirocco. And seconded by Thomas Reid. Yes -6 No-1 (Baker). Motion Carried.

A motion was made by Thomas Reid to give final site plan approval contingent on applicant providing details of the lighting to the building department. Motion was seconded by Robert Waver. Yes-6 No-1 (Baker). Motion Carried.

IV. Preliminary Site Plan Review for 2 soccer fields and a 6400 sq. ft. facility for Sahlen's Sports Park @ 6831 Seneca St.

Contact- Aaron Lines

Present were Michael Lukaszewski from Bammel Architecture, Aaron Lines from Sahlen's Sports Park, and Joe Sahlen, owner of Sahlen's Sports Park.

Mr. Sahlen presented the plan to build 2 full size turf soccer & multi use fields. The fields will mostly be used by WNY Flash Academy. The Academy prepares student athletes for competition in high school and college soccer. They have an up to date indoor facility but lack in outdoor fields. Mr. Sahlen also mentioned possibly working with Iroquois High School for use of the fields.

The property was previously a driving range and is in relatively decent shape, so it won't take a lot of work to turn into 2 turf fields. The existing building was not able to be saved and has been torn down.

Aaron Lines gave an overview of the WNY Flash Academy program. They have grown from 5 teams to 34 teams. These teams currently use Sahlen's Sports park for indoor programming and use the West Seneca Soccer Complex for any outdoor needs.

These new fields could have temporary lines added to accommodate lacrosse or field hockey games as well as soccer.

The complex would have a 6400 sq. ft. structure for locker rooms, rest rooms, storage and office area.

Michael Lukaszewski described the plans. The parking will utilize the existing parking area and curb cut. This area will be paved. Additional parking will be gravel. There will be 166 parking spots.

The fields will drain with a trench system under the fields that will drain to a detention pond and then a retention pond.

Chairman Cirocco asked if there is a residence on the property next store to where the retention pond is. There is a small house that neighbors that side of the property.

IV. Preliminary Site Plan Review for 2 soccer fields and a 6400 sq. ft. facility for Sahlen's Sports Park @ 6831 Seneca St.

Contact- Aaron Lines

Lighting will be dark sky compliant and will be directed straight down.

The building will be split face block or decorative stone.

Chairman Cirocco asked if there is any fire access road. The plans show a turnaround, but he asked if it could be more of a loop.

Mr. Baker asked how the number of parking spots needed was calculated. Mr. Lukaszewski said it was based on the total number of players on the fields at a time and included coaches and family. This number is similar to the number of spaces at Sahlen's Sports park. They rarely use any overflow parking.

Mr. Putzbach asked if teams ever arrive by bus and if the parking area could accommodate bus parking. Mr. Lines said they have not had a time come by bus in the past.

Mr. Reid mentioned that if they are going to allow the High School teams to use the fields then they would be coming by bus. Mr. Lukaszewski said he would rework the parking area and add a turn around and bus parking area.

Mr. Putzbach asked if there would be any restroom facilities. Yes, they will be in the building along with team locker rooms and a refreshment area.

Mr. Reid asked if they were using the existing leach bed. Mr. Lukaszewski said yes, they will and will rehabilitate them as needed.

EPB reviewed the checklist:

Zoning – Residential B and commercial, is zoned for outdoor recreation

Site & Building Details – need site plan details including engineered blueprints

Lighting- need lighting plan

Parking – Need to make changes to parking area for fire access, add bus parking and size of parking spaces

Drainage – Need to provide plan to the town engineer for review

Signage – need to provide size on plan

Landscaping - need to show screening plan and fencing

Water Service & Septic System- need to show on plans and get letter from Water Department

Fire Department- Need to meet with Spring Brook fire chief and get approval.

Chairman Cirocco asked for more screening on the side with the residence. Mr. Todd Huber mentioned that there is an easement to NYSEG between the property and the neighboring residence. Chairman Cirocco asked that they screen it the best they can from noise and lighting.

Mr. Baker asked if there will be bleachers. Mr. Sahlen said they would have bleachers and possibly use any dirt that is moved to create a seating area/berm.

Mr. Baker asked if there will be any scoreboards or loudspeakers. Mr. Lines said they are not in the plan.

Mr. Millard asked what kind of fencing there will be. Mr. Lines said it will be a standard chain link fence. Mr. Millard voiced concern that this was not adequate screening for any noise. He asked if they could use fencing to help with the screening for any noise.

IV. Preliminary Site Plan Review for 2 soccer fields and a 6400 sq. ft. facility for Sahlen's Sports Park @ 6831 Seneca St.

Contact- Aaron Lines

Mr. Baker asked if they could provide some examples of other facilities using the same kind of lighting for the fields.

Mr. Reid asked them to provide a photometric plan for the lighting.

Mr. Merkle thanked Mr. Sahlen for helping with the plan to bring a Veterans Memorial to Knox Park and for his contributions to helping the youth in this community both thru the schools and at the Boys and Girls Club.

Chairman Cirocco stated this was a sketch plan review under code 144.93.

V. Other Business

Chairman Cirocco asked member to provide their name and email address to be submitted to the NY Planning Federation along with the EPB annual dues. He mentioned he will look into more information about The NY Planning Federation Conference to be held in Lake George, NY from April 28-30, 2019. If anyone would like to attend they need to let him know.

Chairman Cirocco asked if anyone would like to attend the conference in New York City from February 17-20, 2019. Mr. Putzbach said he would attend.

Mr. Baker motioned to recommend that the Elma Town Board re-appoint Michael Cleary to the Elma Planning Board. Chairman Cirocco 2nd. Approved.

VI. Adjourn

Motion to adjourn at 9:10pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary

