

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

MINUTES OF REGULAR MEETING ~ February 15, 2022

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, February 15, 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 Gregory Merkle
Member Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

*Phyllis Todoro - Town Attorney
James Wyzykiewicz – Town Engineer
Raymond Balcerzak - Asst Building
Inspector*

ABSENT:

*Member Michael Cleary
Member James Millard*

I. Approval of Regular Meeting Minutes from January 18, 2022

Mr. Putzbach motioned to approve the Minutes of the EPB Regular Meeting held on January 18, 2022. Tom Reid 2nd the motion. Motion approved.

II. Site plan Approval for a rear patio addition at 6150 Seneca St - Applicant Todd Huber

Mr. Huber presented plans to add a rear covered deck for the upstairs apartment. He also discussed a few changes to the plan that was approved by the planning board. The post office will be staying where it is currently located, and the deli will be where it is now. Mr. Huber mentioned that they are adding solar panels on the roof of the building.

Chairman Cirocco asked about the location of the septic system. He stated that it is the applicant's responsibility to check with the Erie County Health Department to ensure that any changes made meet the standards required by them. Mr. Huber said they had made the septic tanks into "traffic tanks".

Chairman Cirocco noted that there is not a dumpster on the current plan. He informed Mr. Huber that if one is added that it must be fully enclosed to meet code and be approved by the building department.

Mr. Huber informed the EPB that he is adding 4 electric car charging stations.

Chairman Cirocco asked about handicap parking spaces. Mr. Huber pointed out there are 2 on the side of the business.

Mr. Huber discussed the new concrete walking path he is adding that will walk along the ridge of the creek and allow access to the old cemetery located on the neighboring property.

Chairman Cirocco noted that there are no property lines shown on the plans. Mr. Huber explained that he will be designing the parking lot for safety and changing the lot lines as needed. The EPB discussed the size of the parking spaces, which are 9' x 18', and found no concerns about what was previously approved

II. Site plan Approval for a rear patio addition at 6150 Seneca St - Applicant Todd Huber

There was discussion about fire department approval. It was determined that a new letter from them was not needed. The area between the building and parking was widened.

The EPB did not review the checklist as it was previously approved.

Several people spoke in favor of the project and commented about the improvements Mr. Huber has made in the Spring Brook area.

Chairman Cirocco read a letter from an Elma resident showing support from all the improvements that have been made in the area.

The EPB reviewed the SEQR. Thomas Reid made a motion to check box #2 on the SEQR, motion was seconded by Robert Waver Yes-5 No-0. Mr. Baker abstained Motion Carried.

A motion was made by Thomas Reid and Seconded by Robert Waver to give Final Site Plan approval for the site plan as submitted with changes from the previous plan Yes-5 No-0 Mr. Baker abstained Motion Carried

V. Adjourn Motion to adjourn at 7:42pm by unanimous consent.

Respectfully submitted,

Barbara Blair

Barbara Blair

Elma Planning Board Secretary