

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

MINUTES OF REGULAR MEETING ~ October 18, 2022

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, October 18, 2022, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Acting Chairman James Millard
Member David Baker
Member Gregory Merkle
Member Charles Putzbach
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

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

ABSENT:

*Chairman Michael Cirocco
Member Michael Cleary
Member Robert Waver*

I. Approval of Regular Meeting Minutes from August 16, 2022

Gregory Merkle motioned to approve the Minutes of the EPB Regular Meeting held on August 16, 2022. Thomas Reid 2nd the motion. Motion approved.

II. Sketch Plan Review for a 60' x 96' building @ 7200 Seneca St for a golf simulation business **Applicant Kristina Speidel**

Ryan & Kristina Speidel presented plans to build a 5760 Sq. Ft metal building for a golf simulator & sports bar business. They are working with Bammel Architects to build a 60' x 96' metal building. They shared samples of possible color scheme and are thinking grey and black tones with brick facing. They may drop the front section down to help make it look nicer. They shared preliminary interior design plans. Mr. Reid asked how many people can play at a time. Ryan explained there are 5 bays, and each can accommodate 4 players, so 20 total players. There are 2 together that create a double bay for larger parties. Mr. Putzbach asked about the sports bar area. Ryan described it as a center bar area with seating for 22 people, bar top tables, dart boards and lg screen televisions. The kitchen will be behind the bar area, and they will serve bar type foods. Mr. Millard asked about windows in the building. Ryan stated all the windows will be in the front area. There are no windows in the back where the simulator bays are located. Mr. Millard asked about lighting details. They are still working on these plans. The EPB asked that they be down lite and shielded. Any lights need to be put on the plans including parking lot lights. Parking spaces were discussed and the EPB advised that they consider making the spaces larger if they can, so they aren't so tight. Mr. Reid suggested they plan for snow removal in the plan as well. Traffic flow and ingress/egress were talked about. A new curb cut is not needed but they are adding a curb to help define the driveway more.

II. Sketch Plan Review for a 60' x 96' building @ 7200 Seneca St for a golf simulation business Applicant Kristina Speidel (Continued)

EPB reviewed the checklist:

Documentation: attending town board meeting on 10-19-22

Zoning: C-2, have variance approval from zoning board for building size

Site & Building Details: need a stamped survey with more property detail, including location of neighbor's house, need engineered blueprints and design of exterior

Lighting: need lighting details, need to be on plans

Parking: there are 44 9' x 20' spaces shown on plan, no new curb cut, there is a 10' sidewalk on the plans on 2 sides of the building

Drainage: no wetlands. Need town engineer approval. Jim stated he doesn't see a problem since they are building on existing hard pack

Signage: need on plans

Landscaping: dumpster will need to be screen, there is some landscaping on the plans. Will need on final plans.

Water Service & Septic System: Have approval letter from Elma Water Department. They are putting in a new septic system. Need letter from Erie County Health Department

Fire Department: the applicant is attending the Fire Company's Nov meeting

Mr. Merkle asked what their hours of operation will be. Ryan said that as of now they are planning on Mon- Thurs 10am-10pm, Fri- Sat 10am-12 am, Sunday 10am-6 pm. They may adjust hours during busier times. They are looking to start building in February 2023 and open in the fall of 2023.

Ryan and Kristina explained that they do not own the property yet but do have a letter from the current owners giving them permission to present their plans. They are waiting until they get approvals before purchasing the property

The EPB treated this as a sketch plan review. Overall, they felt it was a good plan and it was a good fit to the area. The applicant was asked to return with more detailed plans for approval.

III. Site Plan Review for a 30' x 50' pole barn @ 2221 Transit Rd for Alton's Restaurant Applicant Milton Koutsandreas

Dino Koutsandreas spoke about the plans to build a 30' x 50 storage barn at Alton's Restaurant at 2221 Transit Rd. It will be a metal building and will be used to store chairs, table, glassware etc. This building will replace the existing storage units that are there now. The dumpster will be moved a few feet to the south and will be fenced in as per code. Mr. Putzbach asked about parking. Mr. Koutsandreas stated they had just added some parking that was previously approved. This new area added 11 spaces, but they will lose about 4 spaces for the new storage building. There will be a garage door on the west side facing Transit Rd, A man door on the north side and 4 small 2' x 3' windows on the south side. There will be wall pack lights above the doors.

**III. Site Plan Review for a 30' x 50' pole barn @ 2221 Transit Rd for Alton's Restaurant
Applicant Milton Koutsandreas (Continued)**

The EPB requested that all wall pack lighting be shielded and down lite. The colors will be beige with green roof/trim to match the current restaurant building. Mr. Putzbach asked about how far back the property goes. Dino was unsure but the property is over 8 acres

EPB reviewed the checklist:

Site & Building Details: stamped survey with property details was provided

Lighting: on plans. Any lights on building need to be shielded. No new parking lot lights

Parking: on plans

Drainage: no wetlands. Town Engineer approved

Signage: no new signage

Landscaping: dumpster will need to be fenced. Current landscaping is staying

Water Service & Septic System: N/A

Fire Department: N/A

A motion was made by James Millard and Seconded by Thomas Reid to give Preliminary Site Plan Approval Yes-5 No-0 Motion Carried

The EPB reviewed the SEQR. James Millard made a motion to check box #2 on the SEQR, motion was seconded by Charles Putzbach. Yes-5 No-0. Motion Carried.

A motion was made by Thomas Reid and Seconded by Gregory Merkle to give Final Site Plan Approval Yes-5 No-0 Motion Carried

**IV. Site Plan Review for 6381 Seneca St for MS Properties for auto storage
Applicant Mark Subjectk**

Mr. Mark Subjectk spoke about plans to park cars at 6381 Seneca St. The cars will be on the east side of the building. This is storage for new and used cars only, no junk. There will not be any employees and no dismantling of the cars. Mr. Millard stated that this property is in the automotive overlay and the commercial zoning of the property extends beyond 300. Mr. Subjectk asked if they had received the letter from the neighbor. Mr. Millard said they had. There is no fence on the plan. Mr. Subjectk said he was planning to put one up in the spring. Mr. Millard stated he would have to return if there was a plan to put up a fence as it is not on the plans. Parking area will be gravel and not striped. When there are plans to pave it the drainage plan will need to be approved by the town engineer. It will need to be paved and striped as shown on the plan. If different, then need to return to the EPB. Hours of operation listed are Mon- Sat 7 am- 6pm. Mr. Baker asked if there is room for car carriers to drive in. Mr. Subjectk said they can backdown the gravel driveway and then pull out onto Seneca St. Carriers will not be parking on the street. Mr. Subjectk mentioned he is not sure what the inside of the building will be used for at this time.

IV. Site Plan Review for 6381 Seneca St for MS Properties for auto storage
Applicant Mark Subject (Continued)

EPB reviewed the checklist:

Documentation: Attending town meeting on Oct 19, 2022, for preliminary business use permit

Zoning: Commercial with automotive overlay

Site & Building Details: Need a stamped survey with property details

Lighting: No new parking lights. Using existing lighting on the building

Parking: Will be gravel, no new curb cuts. Need to return if pave and is different than on the plan

Drainage: no wetlands. Need approval of Town Engineer if pave it. Detention Pond is on plans

Signage: No new signage

Landscaping: 5' tall buffer shown on plans. Mr. Subject stated this was existing green space

Water Service & Septic System: currently no changes to the septic system or water service

Fire Department: need letter from fire department

A motion was made by Charles Putzbach and Seconded by David Baker to give Preliminary Site Plan Approval Yes-4 No-0, Mr. Merkle abstained, Motion Carried

The EPB reviewed the SEQR. Thomas Reid made a motion to check box #2 on the SEQR, motion was seconded by Charles Putzbach. Approval Yes-4 No-0 Mr. Merkle abstained, Motion Carried

A motion was made by James Millard and Seconded by Charles Putzbach to give Final Site Plan Approval contingent on the Elma Town Board approving the preliminary business use permit, receiving a stamped survey that matches what was presented and getting an approval letter from the Spring Brook Fire Department. Approval Yes-4 No-0, Mr. Merkle abstained, Motion Carried

The applicant was reminded he must return to the EPB if he adds a fence. He must get approval from the town engineer if the area is paved. If these plans are different from the plans presented, he must return as well.

Mr. Baker made a comment that though letters from neighbors are a nice testimonial he doesn't give them much weight, as things can change, and people move.

V. Other Business

The board asked for future agendas for items to be listed as "Site Plan Review".

V. Adjourn Motion to adjourn at 8:09pm by unanimous consent.

Respectfully submitted,

Barbara Blair

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Elma Planning Board Secretary