

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

MINUTES OF REGULAR MEETING ~ April 19, 2022

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, April 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 Michael Cleary
Member James Millard
Member Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

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

ABSENT:

Member Gregory Merkle

I. Approval of Regular Meeting Minutes from March 15, 2022

Mr. Millard motioned to approve the Minutes of the EPB Regular Meeting held on March 15, 2022. Mr. Cleary 2nd the motion. Motion approved.

II. Site Plan Approval for a 60' x 80' pole barn addition for Day Trucking @ 840 Bullis Rd. Applicant - Brad Day

Mr. Brad Day of Day Trucking was present to discuss plans for a 60' x 80' barn addition to the existing shop building. Chairman Cirocco mentioned that the EPB had discussed the storage containers on the property. They referred this to the Elma Building Department to review and advise the property owners on what the next steps are in regarding these. These will be excluded from the current review.

EPB reviewed the checklist:

Zoning: C-2

Site & Building Details: windows added to the plans. Colors of the building provided. It will be ivy green and clay.

Lighting: lighting information provided. Building wall packs are shown on the plans

Parking no change to parking

Drainage: reviewed by the town engineer

Signage: if add need to see the building department

Landscaping: N/A

Water Service & Septic System: no new water service

Fire Department: need fire department approval

**II. Site plan Approval for a 60' x 80' pole barn addition for Day Trucking @ 840 Bullis Rd.
Applicant - Brad Day (Continued)**

The EPB reviewed the SEQR. Corrections were made to 3a and 13a. Each was initialed by the applicant. Robert Waver made a motion to check box #2 on the SEQR, motion was seconded by Michael Cleary Yes-7 No-0. Motion Carried.

A motion was made by James Millard and Seconded by Charles Putzbach to give Final Site Plan Approval contingent receiving a letter of approval from the Spring Brook Fire Company Yes-7 No-0 Motion Carried

III. Site Plan Review for Co-location of wireless communication antennas and equipment on an existing NYSEG tower @ 145 Stolle Rd Applicant -Jared Lusk with Nixon Peabody, LLP

Mr. Stephen Fantuzzo, representing Nixon Peabody, LLP, presented plans to co-locate new telecommunications antennas and equipment on an existing 300 ft tower at 145 Stolle Rd. for Bell Atlantic Mobile Systems, LLC: DBA Verizon Wireless. The new antenna would be located at 182 feet on the tower. The tower was built to accommodate additional antennas. Mr. Baker asked what would be located on the ground. There will be a 4' x 10' equipment cabinet on a concrete slab inside a fenced area. The only additional lighting will be a motion sensor light on this cabinet. Mr. Baker asked if there was room for more colocations. Mr. Fantuzzo stated there is plenty of room for more antennas if needed. The EPB did not have any additional concerns.

Chairman Michael Cirocco motioned to recommend that the Elma Town Board approve the project as presented. Mr. Baker 2nd the motion. Yes-7 No-0 Motion Carried

IV. Site Plan Approval for proposed parking lot expansion, 2 new buildings, expansion of vehicle storage area and above ground fuel tank storage for Wilbert's U- Pull It @ 550 Pound Rd Applicant – Todd Lewis

Mr. Todd Lewis and Eric Wilbert from Wilbert's U Pull it and Mr. Randy Bebout from Bohler Engineering returned to get final approval for the proposed expansion at the site on Pound Rd. A SWPPP report has been completed and the town was provided with a copy. Mr. Bebout explained the plan to address storm water mitigation on the site. Phase 3 of the original plan, which included the piping of the existing drainage ditch was removed. They will not be disturbing more than 5 acres of land at any one time. They have submitted the plan for the curb cuts to Erie County and are waiting for approval. The plans are to narrow and define an existing curb cut and restore an additional one. There will not be any pole mounted lights in the parking lot. The only lighting will be wall packs mounted over the doors on the buildings. The new 3-sided buildings will not have any lighting.

IV. Site Plan Approval for proposed parking lot expansion, 2 new buildings, expansion of vehicle storage area and above ground fuel tank storage for Wilbert's U- Pull It @ 550 Pound Rd
Applicant – Todd Lewis (Continued)

EPB reviewed the checklist:

- Zoning: Industrial
- Site & Building Details: engineering blueprints provided. Buildings will be Hawaiian blue color
- Lighting: no new parking area lighting is proposed. There will be building mounted lights on all buildings including the front façade.
- Parking: waiting for Erie County approval for curb cuts
- Drainage: SWPPP completed. Need reviewed and approved by the town engineer
- Signage: have a building permit for current sign
- Landscaping: N/A
- Water Service & Septic System: no new water service
- Fire Department: has been approved-received an email but waiting on approval letter

Mr. Baker asked about the term bioretention. Mr. Bebout described what it means. The EPB discussed the storage tanks shown on the plans. There are 5 tanks, 2 are existing and 3 will be added. 1 will be for used oil, 1 will be antifreeze, 1 will be gasoline and 2 will be diesel fuel. The applicant will need approval from the Elma Town Board for these tanks.

Mr. Reid made a motion that the EPB recommend to the Elma Town Board to give approval of these 5 fuel storage tanks, 2 of which are existing and 3 will be new. The motion was seconded by Mr. Cirocco Yes-6 No-1 (Mr. Baker) Motion Carried

The EPB reviewed the SEQR. Corrections were made to 13b and initialed by the applicant. Thomas Reid made a motion to check box #2 on the SEQR, Motion was seconded by Robert Waver Yes-7 No-0. Motion Carried.

A motion was made by Thomas Reid and Seconded by Michael Cleary to give Final Site Plan Approval contingent receiving approval from the Erie County Highway Department for the curb cut and review of the SWPPP by the Elma town engineer. Yes-7 No-0 Motion Carried

V. Site Plan Approval for 2 new 24' x 96' green houses for Seneca Greenhouses @ 6581 Seneca St
Applicant Rick Flett

Mr. Robert Mahoney requested approval for a plan to add 2 additional greenhouses to property @ 6581 Seneca St. The new ones would be behind and parallel to the existing greenhouses They would match the existing ones.

V. Site Plan Approval for 2 new 24' x 96' green houses for Seneca Greenhouses @ 6581 Seneca St Applicant Rick Flett (Continued)

EPB reviewed the checklist:

Site & Building Details: provided

Lighting: no new lighting

Parking: no change to parking

Drainage: the town engineer has no problem with the plan

Signage: no new signage

Landscaping: N/A

Water Service & Septic System: no new water service

Fire Department: need approval

A motion was made by Michael Cirocco and Seconded by James Millard to give Preliminary Site Plan Yes-6 No-0 (Mr. Waver Abstained) Motion Carried

The EPB reviewed the SEQR. Daivid Baker made a motion to check box #2 on the SEQR, motion was seconded by Michael Cleary Yes-6 No-0 (Mr. Waver Abstained) Motion Carried

A motion was made by Thomas Reid and Seconded by Michael Cleary to give Final Site Plan Approval contingent receiving a letter of approval from the Spring Brook Fire Company and an approval letter from the property owner Yes-6 No-0 (Mr. Waver Abstained) Motion Carried

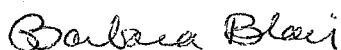
VI. Other Business

The EPB discussed the issue of having shipping containers used as personal storage. The EPB questioned if they should be considered as structures. The current Elma Town Code does not have any clear codes that cover this issue. Mr. Millard suggested they the Planning Board consult with the Zoning Board to jointly discuss.

Mr. Baker requested to have applicant provide 8 copies of the SEQR so each member can have one.

VII. Adjourn Motion to adjourn at 8:15pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary