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

MINUTES OF REGULAR MEETING ~ February 16, 2021

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, February 16, 2021 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 Robert Waver Alternate Thomas Reid

TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney James Wyzykiewicz, Town Engineer

ABSENT:

Member Michael Cleary Member Gregory Merkle Member Charles Putzbach Raymond Balcerzak, Asst Building Inspector

I. Approval of Regular Meeting Minutes from January 19, 2021

Motion to approve the Minutes of the EPB Regular Meeting held on January 19, 2021. Motion approved

II. <u>Site Plan Review for 148' x 52' pole barn (a) 6900 Seneca St for equipment storage for Oakgrove Construction</u> Applicant: Joshua Brown

Joshua Brown from Oakgrove Construction and Property owner Doug May were present to discuss plan to build a 3-sided pole barn for equipment storage on the property at 6900 Seneca St. The building will be high enough to fit construction equipment with wide bays. There is a 12' lean to off the back for addition storage. It is cold storage, with gravel floors and no windows. There will not be any offices. Lighting may be added in the future- would use LED lights. Mr. Millard asked what is on the property now. They would be removing old storage trailers that are there now.

EPB reviewed the checklist:

Zoning: Industrial

Site & Building Details – provided

Lighting –N/A

Parking- N/A

Drainage –approved by town engineer

Signage – N/A

Landscaping - N/A

Water Service & Septic System- N/A

Fire Department- need letter from fire department

III.

II. <u>Site Plan Review for 148' x 52' pole barn @ 6900 Seneca St for equipment storage for Oakgrove Construction</u> (Continued) Applicant: Joshua Brown

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

A motion was made by Michael Cirocco and Seconded by Tom Reid to give preliminary site plan approval.

Yes-5 No-0. Motion Carried.

A motion was made by David Baker and Seconded by Robert Waver to give final site plan approval contingent on receiving approval and a letter from the Fire Department Yes-5 No-0 Motion Carried.

Site Plan Review for a 40,220 Sq. Ft market and a 37,147 Sq Ft greenhouse @ 3131 Transit Rd for Niagara Produce of Elma Applicant- Niagara Produce of Elma

Jake Metzger from Metzger Engineering reviewed the project for Niagara Produce to build at 3131Transit Rd. The property is about 8 acres and is zoned C-3. It is proposed to build a 37000 sq. ft greenhouse and 40000 sq. ft market similar to their existing business in Clarence NY. They will be adding a second entrance at the south end of the property for delivery trucks to use. The project included heated concrete sidewalks and handicap parking spaces. There is lots of landscaping including 16 red maple trees. The Elma Town board has issued a special use permit and has taken lead agency for the SEQR. They are waiting on a reply from several reviewing agencies for the SEQR. They are working with several agencies with concerns about the wetlands, disposal for the existing buildings and adding a new septic system.

There will be 2 entrances, both can be used by customers and the south entrance will be used by delivery trucks. The north entrance will have 3 lanes including a left turn only. The site plan is designed for fire access all the way around the building and there are 2 hydrants on site.

Chairman Cirocco asked about any signage. Mr. Metzger explained that the sign will be located on the RPZ building shown on the plans.

Mr. Baker asked how many parking spots were needed on a typical Saturday. Mr. Metzger didn't know about a typical day was reported that they need about 250 spaces on the busiest days such as Mother's Day and Easter. There are more spots than that on the plans.

A photo metric plan was provided and discussed. They are still working on the plans for wall packs.

Mr. Wyzykiewicz asked if a SWPPP had been done and Mr. Metzger replied that it had been.

The EPB reviewed the checklist. Outstanding items include approval from the DOT, approval from the town engineer, approval from the Department of Health, a letter from the water department and fire department and Elma Town Board approval.

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IV. Other Business

Several Elma residences who live on Seneca St were present to express concerns about a proposed project at 6170 Seneca St. Chairman Cirocco advised them to attend the meeting when that project is on the agenda. He assured them they would have a chance to be heard at that meeting.

V. Adjourn Motion to adjourn at 7:47pm by unanimous consent.

Respectfully submitted,

Balana Closes

Barbara Blair

Elma Planning Board Secretary