

06/24/05 Planning Board Minutes

The meeting on Tuesday, June 21, 2005 was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: David Baker also: Joseph Colern, Bldg Insp
Michael Cirocco Robert Pierce, Town Atty
Anne Fanelli Jim Wyzykiewicz, Town Eng
James Millard
Thomas Reid
Robert Waver
Fred Streif, Chairman

The minutes of the last meeting of May 17, 2005 were approved as submitted.

The first item on the agenda was a Site Plan Review on parking for Page's Paradise Island at 4701 Transit Rd. Brian Page owner of Page's Bar & Grille/Page's Paradise Island and John Russillio, Construction Manager were present for the discussion. The Town Board approved a preliminary Business Use Permit to Page's on October 20, 2004 and referred them to the Planning Board for a Site Plan Review. Building Inspector Joe Colern stated this project falls under Section 144-39 F (service establishment) of the Town Code and would require 125 parking spaces. Mr. Page stated there are 140 parking spaces presently on the property. Mr. Page went on to say the project will be a family fun center with a 5,000 sq. ft. pool area (2 pools), dumping buckets, spray areas, eating area, arcade, a 3400 sq. ft. laser tron area upstairs for up to 20 players and a lounge tikki bar area for adults at the center with their family (not for walk-ins). The brick will be left on the front of the building, the three metal sides of the building will be painted, windows will be made longer, soffits will be added for gutters, snow bars and de-icers will be added to the front roof. A letter may be requested from the owner of the adjacent plaza authorizing the use of the parking lot for overflow. Snow plowing and snow removal were briefly discussed. Town Engineer Jim Wyzykiewicz says there are no problems with drainage. The location of lighting will remain the same but with energy efficient low watt bulbs and newer fixtures (lighting to be minimal and down facing). Mr. Reid moved to approve the Site Plan and to recommend to the Town Board they approve this project. Seconded by Chairman Streif. Poll vote 7 ayes. Carried.

The next item on the agenda was a Site Plan Review for Elma Mini Storage, 781 Bullis Rd. Mark Goellner, owner of Elma Mini Storage was present for the meeting stating Elma Mini Storage has been in business since 1988 and he is asking permission to expand one of the buildings 40G'+wide x 90G'+long for additional rental spaces. The proposed addition will be identical to the existing building and will be 390G'+ from the road. The Creek at the back of the property is approximately 264G'+ from the back of the current building where the addition is to be added according to aerial photos from the County website. There will be additional parking and the driveway will be extended. The property is 989G'+ deep with a 200G'+ buffer at the rear of the property and National Fuel has a 50G'+ Right of Way to the east side. Screening is not an issue, lighting is adequate, a drainage district is already in place and the property has been rezoned. Mr. Millard moved to approve the Site Plan. Seconded by Mr. Cirocco. Poll vote G|(7 ayes. Carried.

Old Business: Chairman Streif mentioned Springbrook Shores Development and issues they are having with the high water table on the property. Jim Wyzykiewicz stated the Town Board will be discussing this issue at the Work Session on June 29, 2005 at 4:00PM.

Correspondence: All members have received information and the registration form for Planning & Zoning Summer Schools 2005 in July at New Paltz or Geneseo. Also mentioned was the 67th Annual NY Planning Federation Planning & Zoning Conference to be held October 9-12 in Saratoga Springs.

Chairman Streif received a copy of a letter sent to Neil Rochelle, School Superintendent, from Supervisor Nolan stating the Town of Elma has no jurisdiction over the Sports Field Project on the school property.

There being no further business, the meeting was adjourned at 8:45PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary/Clerk

