

01/17/12 Planning Board Minutes

TOWN of ELMA PLANNING BOARD
1600 Bowen Road Elma, NY 14059
Phone: 716-652-3260

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, January 17, 2012 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

Chairman Thomas Reid
Member David Baker
Member Michael Cirocco
Member Michael Cleary
Member Gregory Merkle
Member James Millard
Member Robert Waver
Alternate Charles Putzbach

TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney
Raymond Balcerzak, Asst. Bldg. Inspector
James Wyzykiewicz, Town Engineer (arrived at 7:30 PM)

I APPROVAL OF MINUTES - December 20, 2011

Motion made by James Millard and second by Gregory Merkle to approve the Minutes of the Regular Meeting on December 20, 2011.

Ayes: 7. Nays: 0. Motion Carried.

II BROOKS RIGGING - 621 Conley Rd: 90'x140' BLDG. ADDITION

Owner James F. Brooks, currently in Florida, submitted a letter authorizing his building contractor Timothy Shevlin of Lemur Construction, 2375 Blakeley, South Wales to act in his stead.

The Proposed Building Site Plan (BR-02 dated 5/11/06) was modified to show the proposed 90' x 140' addition. Mr. Shevlin said the new metal building addition will be used for storage. It will require plumbing for a bathroom.

The Proposed Building Elevations Plan (BR-01 dated 5/11/06) was re-labeled and accompanied by actual photographs of the existing building to show the similarities to what is being requested. The colors of blue and white will match the existing metal building. Wall packs will be used in various locations. There will be no lights in the parking lot.

No new landscaping will be planted. No fencing will be required. No new signs will be installed. No additional parking will be needed. Mr. Merkle said he spoke with the nearest neighbor (Struck) and they had no objections.

Motion made by Michael Cirocco and second by Robert Waver to grant Preliminary Site Plan Approval with the following information required for Final Site Plan Approval:

1. Modify/break up the south side wall - possibly two tone.
 2. Exterior lighting on buildings to be shown on Site Plan.
 3. More detail on parking and traffic patterns - ingress and egress.
 4. Approval letter from Springbrook Fire Co. on emergency access.
 5. Septic System Plan.
 6. Drainage Plan.
 7. Approval letter from Erie Co. Health Department on septic system.
 8. Approval letter from Erie Co. Environment & Planning on drainage plan.
- Ayes: 7. Nays: 0. Motion Carried.

III BUILDING SOLUTIONS - 6091 Seneca Street- Rezone 6.28 AC

Todd Huber owner, was present, explaining that he wished to construct another metal building to lease out and in order to do so, needed to have part of the parcel rezoned from Residential C to Commercial C-2. Because Mr. Huber was not specific as to what kind of business would be operating on his site, the EPB reviewed the types of businesses that would be allowed in a C-2 Zone. Mr. Huber was advised that the EPB could take no further action on his plan until the Town Board accepted the recommendation of the EPB, held a public hearing and ultimately rezoned the property.

NOTE; At this juncture in the meeting, power was lost in the building and then restored by the emergency generator to most areas with the exception of the Court Room. The remainder of the meeting was conducted by EPB members' cell phone flashlights with the audience sitting in the dark. The EPB viewed site and surrounding area data from an iPad (Millard) and laptop (Cirocco).

At his request, the EPB agreed to examine the rudimentary site plan and pictorials of a proposed 5,200 square foot building on the current site of Building Solutions. The proposed structure will be located at the rear of the property. Two lots are being combined into one. There is already an access road to the building.

As a guide to Mr. Huber for Site Plan Approval, based upon the documents submitted thus far, the following list of requirements, although not all inclusive, were deemed necessary by the EPB. Based upon a list from the Building Inspector, further information could be required.

1. Completed Checklist for Site Plan Review or Approval.
2. Full sized Site Plan with current and proposed buildings.
3. Layout of parking lot with dimensions, number of spaces and lights.
4. Final colors and materials to be used on building.
5. Exterior Lighting on building.
6. Landscaping Plan - locations on site.
7. Detail of any new signs including size and location.
8. Drainage Plan. Approval letter from Erie Co. Environment & Planning.
9. Approval letter from Springbrook Fire Co. for emergency access, hydrants.
10. Completed Short Form SEQR (page one).

The following advisory resolution was adopted and passed unanimously:

Motion made by David Baker and second by Michael Cirocco to recommend to the Elma Town Board that the request for rezoning Parcel 4.612, located at 6091 Seneca Street, Elma, New York, be approved under Elma Code §144-118.B. Referral to Planning Board for the following reasons:

1. The proposed use of the site is in harmony with the Elma Comprehensive Plan and the

new Commercial Code as adopted 10/1/08.

2. The building plans for the site complement other buildings on the specific property as well as those in the surrounding area.

3. The proposed location and setbacks of the building comply with Elma Code and will be far enough back as to not infringe on surrounding properties.

Ayes: 7. Nays: 0. Motion Carried.

Motion made by Chairman Reid and second by Michael Cirocco to recommend that the current Drainage District be extended to cover the entire property.

Ayes: 7. Nays: 0. Motion Carried.

IV REQUEST FOR WALL MOUNTED TV

James Malczewski, newly elected Town Board, introduced himself to the EPB. He asked if there was "anything he could do to streamline their process". He also indicated that Michael Cirocco had suggested providing a wall mounted TV so that property details could be projected for all of the EPB to see as well as the audience. Mr. Malczewski said that the Town Board had been discussing the need for this at their last work session.

Chairman Reid requested that all Boards meet together two or three times during the year. He said he felt it was important that there be better communication between Boards; and also asked that if an EPB recommendation to the Town Board is not followed, that an explanation be provided to them.

V LIST OF EPB MEMBERS 2012

A list of EPB members, alternate and ancillary staff was provided. Chairman Reid stressed to the new members, the importance of regular attendance. He informed them of the NYS requirement for four hours of education credit per year. Secretary Diane Rohl said that members were informed when classes were scheduled during the year.

Secretary Rohl suggested that it might be appropriate to schedule a block of time at each meeting during which different commercial code requirements would be reviewed and discussed. She offered to take care of this item. The EPB concurred.

VI RECOGNITION

Motion was made by Chairman Reid and second by James Millard to recognize past EPB

member Anne Fanelli for her dedication to the Board by attaining an almost perfect attendance record during her tenure; for her appreciation of the importance of keeping informed by attending numerous conferences and classes; for her awareness of the need to protect the environment; and for her continuous support of policies that help to maintain Elma as a rural community.

Motion Carried Unanimously with Sincere Appreciation.

VII FYI

Bldg Inspector's Report - December 2011

ECB Minutes - Town Web Site

ZBA Minutes – Town Web Site

Town Board Minutes - Town Web Site

VIII ADJOURN

The meeting was adjourned in the dark at 8:30 PM.

Respectfully submitted,

Diane Rohl,
EPB Secretary