

06/19/12 Planning Board Minutes

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

MINUTES OF REGULAR MEETING -June 19, 2012

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, June 19, 2012 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

Chairman Thomas Reid
Member James Millard
Member David Baker
Member Michael Cirocco
Member Michael Cleary

ABSENT:

Member Gregory Merkle
Member Robert Waver
Alternate Charles Putzbach

TOWN REPRESENTATIVES:

Attorney Phyllis Todoro
Raymond Balcerzak, Asst. Bldg. Inspector
James Wyzykiewicz, Town Engineer

I APPROVAL OF MINUTES - May 15, 2012

Motion made by Michael Cirocco and second by Michael Cleary to approve the Minutes of the EPB Regular Meeting on May 15, 2012.

Ayes: 5. Nays: 0. Motion Carried.

II OFFICE/WAREHOUSE COMPLEX, 1221 Maple Rd (6,500 Sq Ft)

Owner and President of Camino Development, David E. Ogiony was granted Preliminary

Site Plan Approval at the 5/15/12 EPB meeting. Mr. Ogiony said he intends to build two warehouses totaling 9,750 square feet but is requesting approval of only one at this time. He has returned with the following that were requested prior to final approval:

1. Colors and trim for metal building (all sections). Floor Plan and Exterior Elevations A2 (dated 6/12/12) showing a metal building with metal roof, double hung windows with trim on all sides, overhead doors on the north elevation, vinyl shake siding on both ends of building with ledgestone veneer wainscoting, vertical metal panel siding on warehouse section.

Page -2- EPB (6/19/12) (1221 Maple Road continued) Color/material samples shown were sawtooth rustic sledge and beige.

2. Lighting (Building & Parking Lot). Wall packs over entry and man doors and wall mounted adjacent to overhead doors.

3. Parking Lot to Code including lined spaces and handicapped markings. Survey of Part of Lot 39 dated 4/12/12 indicating multiple parking including two handicapped spaces and 34' driveway. Spaces @ 19'. Code: 20'.

4. Setbacks indicated on plans. (Code: 10' setbacks) Survey.

5. Location of dumpster on plans. Dumpster is enclosed with chain link fence.

6. Landscaping (Building & Parking Lot) with two year maintenance bond. A landscaping plan (L-1 dated 6/8/12) shows planting detail around building and in parking lot. Estimated value is \$6,700 with 2-yr maintenance bond.

7. Wetlands determination and compliance plan from an engineer. Earth Dimensions was hired to design the plan. Mr. Ogiony said he met with the Army Corps of Engineers but he has not received a report as yet.

8. Drainage Plan approval by Town Engineer James Wyzykiewicz. Engineer Wyzykiewicz said the wetlands have to be reflected on the SWPPP and he has not received that as yet from the Army Corps of Engineers.

9. Letter from Erie County DPW regarding curb cuts, etc. Letter of approval dated 6/7/12.

10. Letter from Erie County Health Department regarding septic system. Has applied and in process of approval in email 5/3/12.

11. Letter from Jamison Fire Company regarding emergency access. Letter of approval from Jamison Road Fire Chief Nolan.

12. Completion of SEQR Application for final determination by Board. Form completed and submitted to EPB for determination.

Motion by Chairman Reid and second by James Millard to approve the Type I Short

Form SEQR indicating that the proposed action will not result in any significant adverse environmental impacts.

Ayes: 5. Nays: 0. Motion Carried.

Motion by Chairman Reid and second by James Millard to grant Final Site Plan Approval contingent upon the approval of septic system by Erie County Health Department and wetlands delineation in the SWPPP for approval by Town Engineer Wyzykiewicz.

Ayes: 5. Nays: 0. Motion Carried.

III POLE BARN, 6900 Seneca St, (48' X 135'⁵/₆, 480 Sq Ft)

Michael McLaughlin, Owner and Vice President of Oakgrove Construction Inc., appeared before the EPB. He submitted an aerial photograph of the proposed site for a pole barn, a hand-drawn Survey/Site Plan Oak2 and the following: Structural Analysis Cover Page; Prints P1, P2, S1, S2, D1, D2, PD1, T1.

(Correction to hand notations: 135 square feet.) Mr. McLaughlin said that the pole barn will be constructed in place of existing 7 or 8 trailers that "are becoming unsafe". It will be located behind a chain link fence, not visible from the road.

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Due to lack of an elevation plan, Mr. McLaughlin described the pole barn as metal, two tone with wainscoting on the bottom, brown on the sides and a tan roof. The doors will be white, man doors are colored. The building will sit on a concrete pad. There will be no plumbing, electricity or water service to the building. . An existing fuel storage tank has a light. The existing fire service to the property will be sufficient. While there will be no landscaping plan, Mr. McLaughlin indicated he may landscape.

The EPB requested that the following be provided before Final Site Plan Approval:

1. Official stamped survey of the proposed site.
2. Clarification of Zoning.
3. Drainage Plan indicating roof drains.
4. Building elevations indicating materials and colors.

Motion made by James Millard and second by Michael Cleary to grant Preliminary Site Plan Approval.

Ayes: 5. Nays: 0. Motion Carried.

Motion made by Chairman Reid and second by Michael Cleary to table SEQR approval.
Ayes: 5. Nays: 0. Motion Carried.

IV SEASONAL NURSERY. 1120 Bullis Rd, REVISED SITE PLANS

Owner Bryan Young and Architect Christopher Wood were present. Mr. Wood explained the contents of the following letters. (Copies were not readily available to the EPB but Raymond Balcerzak, Assistant Building Inspector, said that the Building Department had also received copies.)

- NYS DEC - SEQR Lead Agency designation of Town Board acknowledging receipt of amended proposal for construction.
- EC Department of Public Works - Review of Traffic Impact Study (TIS) and approval of "highway tapers and right hand turning lane" from the east. Mr. Wood said that the driveway cannot be completed until the road improvements are done.
- EC Department of Public Works - SWPPP approval with offsite road improvements to include the cleaning and piping of ditches by both Erie County and Town of Elma depending on the location.
- NYS DEC - Request a Negative Declaration on the SEQR from Town Board.
- NYSEG email - Will not allow anything within their 150' wide easement.
- Spring Brook Fire Co - Approval contingent upon (1) Definite location of fire hydrant; (2) Knox Boxes on all gates; (3) Fire Suppression system to be installed at the Fuel Pad.

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Town Engineer James Wyzykiewicz stated that 90% of the water coming onto the site is leaving the site. He said the Town requires that Mr. Young "attenuate the water". Mr. Young responded that his is developing eleven acres of land and that he is ponding the water. Mr. Wyzykiewicz responded that if the Town does not require you to attenuate, then you don't have to. He said: "We have never done this for any other development." Mr. Wyzykiewicz then explained that while he has reviewed the amended plans, he has a conflict of interest due to ownership of land in that area.

Mr. Wood went on to say that he also has the following letters:

- EC Department of Health - Approval of septic system.

- NYS DEC - Approve discharge of flow drains from Maintenance Shop.
- Army Corps of Engineers - Approve disturbance of 0.1 AC of wetlands.
- NYS DEC - Wetlands water quality certification.
- National Registry of Historical Places - No impact.
- Christopher Wood - Letter explaining handling of pesticides and chemicals on site; "Seasonal is licensed and NYS DEC regulations will be followed."

Chairman Reid then went down the EPB Checklist:

- Ingress/Egress/traffic pattern per EC Department of Public Works. (above)
- Drainage will be part of recommendation by SEQR Consultant Tanner.
- Free standing sign per drawing 11/14/2011 (no digital, LED).
- Landscaping estimate of \$25,000 with two year maintenance bond.
- Fire Department per letter of 5/15/12. (above)
- Buffer of 100' residential setback with 264' x 6' stockade fence.
- Zoning is 300' commercial (C-2) with remaining industrial.
- Lighting in front; cutoffs with shields in back.
- Berm removed in NYSEG area; replaced with evergreens, willows, etc.

Chairman Reid explained that the EPB could not grant Final Site Plan Approval until the Town Board as Lead Agency, approved the SEQR (meeting June 20th). He then polled the three other EPB members to determine if they would be ready to grant approval. All five members voted yes. (Mr. Millard indicated his vote was premised on the drainage and all other issues in the SEQR being resolved.) Chairman Reid said he will call a Special Meeting subsequent to Town Board approval of the SEQR for the purpose of granting Final Site Plan Approval.

V EPB IN-HOUSE WORKSHOPS

The EPB decided that their first in-house workshop for NYS education credits should be in September. It will be held one hour before the regular meeting. The focus will be on the codes and documents used by the EPB.

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There will be an overview of the basic commercial codes, the EPB Checklist and the Design & Performance Guidelines. Secretary Diane Rohl will be responsible for planning the agenda and handouts. The Town Board and ZBA will be invited. It is anticipated that

there will be enough in-house courses between September and December to fulfill the NYS four hour annual education credit requirement. The Town Board will be asked to approve the programs for credit.

VI TOWN WEB SITE RECOMMENDATIONS

The EPB received a copy of the email in which Michael Cirocco, EPB designee by the Town Board at the Special Joint Meeting and Diane Rohl, drafted questions and answers they felt should be part of the new Town Web Site. Members requested that it be emailed to them again. If there were no objections/suggestions within one week, the draft was to be submitted to the Town Supervisor. (Copy attached)

VII FYI

Bldg Inspector's Report - May 2012

ECB Minutes - Town Web Site

ZBA Minutes – Town Web Site

Town Board Minutes - Town Web Site

Special Joint Meeting Town Boards - May 30, 2012

VIII ADJOURN

Motion to adjourn unanimous at 9:30 PM.

Respectfully Submitted,

Diane Rohl,
EPB Secretary