

## **01/18/11 Planning Board Minutes**

TOWN of ELMA PLANNING BOARD  
1600 Bowen Road Elma, NY 14059

MINUTES OF REGULAR MEETING –January 18, 2011

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held Tuesday, January 18, 2011 at 8:00 PM in the Elma Town Hall, 1600 Bowen Road, Elma, New York.

### **PRESENT:**

Chairman Thomas Reid  
Member Michael Cirocco  
Member Anne Fanelli  
Member Gregory Merkle  
Member James Millard  
Member Robert Waver  
Alternate Gregory Kalinowski

### **MEMBERS ABSENT:**

Member David Baker

### **TOWN REPRESENTATIVES:**

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

### **I APPROVAL OF MINUTES**

Motion to approve the Minutes of December 21, 2010 as amended made by Anne Fanelli and second by Michael Cirocco.

Ayes: 7. Nays: 0. Motion Carried.

### **II SYLVIA'S PLACE - 2460 BOWEN ROAD (near Bullis)**

Mr. Bryan Young of Young Development and Engineer Lowell Dewey appeared before the EPB. In response to a question by EPB Member Merkle as to whether anything had changed since their meeting with the ZBA, Mr. Young provided copies of Sylvia's Place

Building Materials dated 01-18-2011 and an estimate of \$26,250 from Seasonal Nursery to install the landscaping plan dated 10/18/10 and be used as the value for a required two-year landscaping maintenance bond.

Mr. Young said the building exterior will be red Phoenix brick, beige vinyl siding, multi-colored earth tones 30 year architectural roof shingles, dark red shutters to match the brick, off white vinyl rails and posts, fences of natural colored wood. Pictures were provided on the Building Materials sheet dated 1-18-2011. A six foot fence would go along the south side of the property, adjacent to the neighboring house. Mr. Young said he is working with the Sunoco Gas Station to landscape (instead of a fence) on the north side; and that plants would be on the gas station property if agreement is reached. If it is not, there would then have to be a fence on the north side - "if being next to the gas station was a problem". Mr. Young said the porch will be "greater than other units at other places"; and that the back is a patio area. A sidewalk will be in front of the building, either cement or some other material, with a regular cement sidewalk at the road. The ZBA granted a Variance allowing for a free standing sign in the front.

Using the Checklist for Site Plan Review or Approval, previously developed and adopted by the EPB, Chairman Reid completed each category on the form, determining what has been and what will need to be submitted or completed before the EPB can make a final recommendation for Site Plan Approval. A facsimile of the Checklist is attached and made a part of these official Minutes.

In regard to drainage, Engineer Lowell Dewey said the retention pond will be six feet deep and will have water in it at all times as required by the DEC. Mr. Young said he is working with the neighbor (Myers) to resolve existing water problems. He said the flow will go into a 10" pipe to take the runoff from this property. He said there will be a gradual slope toward the pond and that if the EPB wants, he could run a two-rail split fence to protect anyone from falling in. The septic system would be tied into the Pond Brook sewer system. Mr. Young said he "received an easement from the house across Bowen Road so he can go behind the building".

Asked about acquiring additional land, Mr. Young said he "has a purchase option". Upon request by Mr. Merkle, Mr. Young showed him the letter. There then seemed to be some question regarding the intent of the letter. When asked what he would do if he did not get the land, Mr. Young said he would have to do another site plan. Mr. Dewey said

they would have to go back to the ZBA and that the detention pond would have to be underground.

Proposed are fifty-six parking spaces for forty-eight units. Town Code requires two spaces per unit for parking. The ZBA granted a Variance. Chairman Reid asked whether there is a contingency plan if more spaces are needed. Mr. Young said they could move the dumpster. Mr. Dewey said they could re-shape the pond. The Chairman acknowledged that the next step for the proposed project is with the Town Board.

### III SENIOR HOUSING DISTRICT CODES (Samples)

The following documents were provided by the Building Department and given to the EPB for their information:

Town of Cheektowaga (RSC Senior Citizen Housing District)

Town of Hamburg (Dwellings - Multifamily)

Town of Orchard Park (Senior Residential District (SR))

### IV FYI

Resetarits Construction - Senior Housing Proposal

List of EPB Members and Term Limits

Bldg Inspector's Report – December and Annual Report 2010

ECB Minutes - Town Web Site

ZBA Minutes – Town Web Site

Town Board Minutes - Town Web Site

### V ADJOURN

Meeting was adjourned by unanimous consent at 8:58 PM.

Respectfully submitted,

Diane Rohl,  
EPB Secretary