

12/15/09 Planning Board Minutes

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

MINUTES OF REGULAR MEETING ;V December 15, 2009

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held Tuesday December 15, 2009 at 8:00 PM in the Elma Town Hall, 1600 Bowen Road, Elma, New York.

PRESENT:

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

TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney

EXCUSED BY CHAIRMAN:

Raymond Balcerzak, Asst. Building Inspector
James Wyzykiewicz, Town Engineer

I APPROVAL OF MINUTES

Motion to Approve Minutes of November 17, 2009 as amended made by James Millard and second by Anne Fanelli.

Ayes: 7. Nays: 0. Motion Carried.

II REVIEW OF EPB PROGRESS IN 2009

Members reflected upon situations in which they have had to make past decisions and some of their concerns for the future. Among them were:

„Ī The increased use of metal buildings and the lack of more definitive guidelines for

exterior enhancement.

„İ 280A lots and the potential changes to be proposed by the Committee currently studying the issues. They requested that a letter be sent to the Committee, asking them to meet with the EPB to review their proposals prior to adoption by the Town Board.

„İ The changes in landscaping guidelines in the new Commercial Codes: the requirement for a two-year maintenance bond, how to determine the amount of the bond and the subsequent need for monitoring and enforcement.

III TOWN OF ELMA COMMERCIAL CODES

A. Schedule Review Sessions

The EPB was advised that under the NYS annual training requirements, credit can be given for sessions scheduled to review the new codes if approved by the Town Board. The EPB is considering that option as part of a regular meeting night with specific time devoted to the review.

B. Commercial Code Booklet

The final draft of the new Commercial Codes adopted 10/1/08 was produced by the CRC (Code Review Committee) and Wendel Duchscherer in booklet form. Diane Rohl will reproduce individual booklets as a quick reference for EPB members during meetings.

C. EPB Checklist

Diane Rohl suggested a checklist for use with each proposal brought before the EPB. It would be used as a reference to be certain all requirements were met prior to Final Site Plan Approval and would also become part of the permanent file for that individual or company. The EPB asked that she develop a draft for their review; and also suggested that she take advantage of any data that may have been developed but never completed by Michael Cirocco.

IV UPDATES

A. Memo NYS Assoc of Towns Conference ;V February 2010

Gregory Kalinowski expressed interest in attending this annual conference and his request was supported by all of the EPB.

B. Zoning & Planning Report ;V West Publications (Sept 2009)

Diane Rohl received a copy of this monthly publication. A special offer of \$199/year was being offered ;V usually \$885. Members decided they would most probably not have time to review it and declined the offer.

IV FYI

Schedule of EPB Meetings - 2010

Walmart in Lancaster - Buffalo News 11/18/09
ECIDA Proposed Revisions ;V Buffalo News 11/18/09
Building Inspector's Report ;V none
ECB Minutes - Town Web Site
ZBA Minutes ;V Town Web Site
DGC Minutes - November 2009
Town Board Minutes - Town Web Site

V ADJOURN

A motion to adjourn at 9:00 PM was made by Chairman Reid and second by James Millard.

Ayes: 7. Nays: 0. Motion Carried.

Respectfully submitted,

Diane E. Rohl,
EPB Secretary

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