

09/19/06 Planning Board Minutes

The meeting on Tuesday, September 19, 2006 was called to order by Chairman Reid at 8:00 PM with the Pledge of Allegiance.

Members present: David Baker also: Tom Stynes, Asst Bldg Insp
Michael Cirocco Gene Stevenson, Water Supt
Anne Fanelli Jim Wyzykiewicz, Town Eng/Er
Greg Merkle Phyllis Todoro, Town Attorney
James Millard Greg Kalinowski, Alternate
Robert Waver
Thomas Reid, Chairman

The minutes of the last meeting of August 15, 2006 were approved as submitted.

The first item on the agenda was Gerald Rewers of 10 Roycroft Parkway and his Attorney, Jill Yonkers. Ms. Yonkers stated Mr. Rewers bought the adjacent property at 20 Roycroft Parkway back in 1986. Mr. Rewers would like to sell the property but because of septic issues he was referred to the Planning Board. Town Engineer Jim Wyzykiewicz discussed past issues regarding lots buildable and unbuildable in the subdivision as well as septic issues. 20 Roycroft Parkway is a buildable lot and Erie County has approved a sand filter system for the septic (a letter from the County was submitted to the Board). Potential buyers will be notified by Mr. Rewers or by the Building Dept of the special conditions of the buildable lot and that a sand filter is required for septic.

The next item on the agenda was 45 Springbrook Shores to discuss the rear yard setback. Steve Hoffman of Decks Unlimited represented the owners of 45 Springbrook Shores who were in Florida. Mr. Hoffman stated the owners went to Marrano and the Homeowners Association with plans for a deck and were told to go ahead with the project. No permits were applied for at the Elma Building Department. Decks Unlimited stated they were unaware of the 20' rear setback for Springbrook Shores. The definition of decks, porches and concrete pads/patios were discussed. Mr. Cirocco made the motion to clarify the original motion made at the Planning Board meeting of February 15, 2003

regarding the 20' rear yard setback that the restriction does not include un-enclosed decks. Seconded by Mr. Millard. The Town Code of Elma states a 10' minimum rear setback and will still be enforced. Poll vote = 7 ayes. Carried.

The next item on the agenda was Todd Huber with Building Solutions at 6091 Seneca St. Mr. Huber proposes to add 3 cold storage buildings in front of his existing building 300' off the road. Two of the buildings will be 40'x100' and one will be 20'x100'. The walls will be 9' to the eaves. There will be green space. The area around the buildings will have stone and paving. There will be down lighting on the buildings. A lock gate is proposed at the driveway entrance with access card entry. A Drainage District is already in place. Jim Wyzykiewicz discussed drainage and retention areas. Mr. Millard made the motion to give preliminary Site Plan Approval for the three storage buildings at 6091 Seneca St. Seconded by Mr. Waver. Poll vote = 7 ayes. Carried. It was noted the Business Use is appropriate for this area but before final approval Mr. Huber will need preliminary approval from the Town Board on the Business Use Permit, a plan for drainage and lighting and a letter from the Fire Company noting they have no issues or concerns.

The next item on the agenda was a site plan review of parking for Bill Adams at 3211 Transit Rd. Mr. Adams has rented out the 3200 sq ft front section of his building to a retail store called A Little Bit of Everything. The business requires 1 to 2 people to run the shop. Mr. Adams states he presently has 112-114 parking spaces on his property. A deal to purchase the adjacent property for more parking has fallen through. The parking for the new business requires 7 parking spaces. References were made to the Planning Board meeting of April 20, 2004 on available parking spaces left after Enterprise Car Rental was to move into the vacant store front. Tom Stynes stated he counted only 44-46 striped parking spaces. Mr. Adams stated he would stone, grade, pave and stripe the southside of the lot if necessary. There will be an overlap of about 2 hours with the businesses. Mr. Cirocco made the motion to approve the site plan contingent upon a planning showing 90 parking spaces is provided to the Building Department. Seconded by Mrs. Fanelli. Poll vote = 6 ayes. Carried. Mr. Millard had to leave the meeting at 9:35pm.

The last item on the agenda was site plan approval for Oakgrove Construction for revised office space at 6900 Seneca Street. Vince Barbera represented Oakgrove Construction. Mr. Barbera stated they would like to replace an old 12'x50' trailer with a new 24'x56' double wide modular building. The existing trailer is too old to be added on

too. The new building will be a permanent structure on a foundation. Chairman Reid entertained a motion to approve the site plan for revised office space for Oakgrove Construction at 6900 Seneca Street as presented. Mr. Waver so moved, seconded by Mrs. Fanelli. Poll vote û 6 ayes. Carried.

Old Business:

The joint Work Session of the Town Board and the Planning Board held on September 13, 2006 in regards to the Building Cap Policy was discussed.

The Planning Board respectfully requests to be informed and included in any discussions and decisions in regards to the Building Cap Policy.

There being no further business, the meeting was adjourned at 10:34PM.

Respectfully submitted,

Jennifer M. Ginter, Secretary