

08/16/05 Planning Board Minutes

The meeting on Tuesday, August 16, 2005 was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: David Baker also: Tom Stynes, Asst Bldg Insp
Anne Fanelli Jim Wyzykiewicz, Town Eng
Thomas Reid
Robert Waver
Fred Streif, Chairman

The minutes of the last meeting of July 19, 2005 were approved with amended changes.

The first item on the agenda was a Site Plan Review for Rita's Springbrook Hotel at 6350 Seneca St. Architect Greg Schneider with Aurora Architectural Design PC and co-owner of the Hotel, Nick Ruger were present for the discussion. Mr. Schneider explained they will be enclosing an existing 18'x22' deck on the south side of the building. The current dining and bar area is 1,079 sq. ft; the addition will be 346 sq. ft, making the total dining and bar area 1,425 sq ft. It will be 1 story with a handicap accessible ramp along the addition for entrance to the bar & restaurant. The ramp will have a roof it. There are 50 parking spaces on the lot and an easement on the adjacent property for additional parking. A Drainage District is not required. Chairman Streif made the motion to approve the final site plan, seconded by Mr. Waver. Poll vote- 5 ayes. Motion carried.

The next item on the agenda was a site plan review for JJ's Realestate Development LLC for Jamison Rd east of Bowen Rd. Architect Philip Snyder and applicant Michael Jagodzinski were present. Mr. Snyder stated, proposed is a metal building with eight bays and eight man doors. Mr. Jagodzinski will be occupying 2 to 3 of the bays for his cabinet and counter top business. The remaining bays will be leased out. A preliminary lease agreement was drawn up with specifications on storage and uses for other prospective tenants. The building will be situated in the center of the L shaped parcel 389' in depth. Lighting was addressed as directional and minimal. The septic will be in the back and parking will be on both sides of the building. Drainage was discussed and will require approval from the Town Engineer. A Drainage District is recommended.

Approval is required from the County Health Dept on the Septic. Mr. Jagodzinski proposed screening one side of his property with the adjacent neighbor with a 6' white vinyl fence but the Board prefers a berm and trees. Trees will be used for screening on the other side of the building and low bushes will be used to mask the parking lot. The Board would like wood (instead of metal) with an overhang, gables and an appropriate colored roof for the exterior of the building. Approval is required from EC Highway on the curb cut. This matter is tabled until next month for site plan approval.

The last item on the agenda is for Jim Wyzykiewicz for Stony Manufacturing on 591 Pound Rd for site plan review. Mr. Wyzykiewicz is proposing a 1200 sq. ft (30'x40') addition for storage. The addition will be a metal building with a metal roof, will be the same height as the existing building and will have heat. There are 12 employees and 30-40 parking spaces. A Drainage District is already in place and there is a retention area for drainage. Chairman Streif entertained a motion to approve the site plan as submitted. Mr. Reid so moved, seconded by Mr. Waver. Poll vote 5 (5 ayes. Motion carried.

Old Business:

Conservation easements and the formation of a Conservation Board were discussed.

Chairman Streif entertained a motion the Planning Board recommend the Town Board approve and adopt the Conservation Easement Law to help to preserve green space in Elma. Mrs. Fanelli so moved, seconded by Mr. Waver. Poll Vote 3 (3 ayes. 1 no. 1 abstained. Motion carried. (Mr. Baker voted no. Mr. Reid abstained).

Mr. Reid made the motion the Planning Board recommend the Town Board establish a Conservation Board as outlined in Chapter 7 on Conservation Boards. Seconded by Mr. Baker. Poll vote 5 (5 ayes.

Chairman Streif briefly reviewed the Site Plan Review packet that is given to applicants coming to the Planning Board.

New Business:

Mrs. Fanelli briefly reviewed the Planning School summer class she attended in Geneseo on Thursday, July 28, 2005. Wind Farms were discussed. Assistant Building Inspector

Tom Stynes recommends the Board read section 130-8 of the Town Code regarding windmills/towers.

There being no further business, the meeting was adjourned at 9:50PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary/Clerk