

TOWN of ELMA PLANNING BOARD

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF REGULAR MEETING -September 18, 2012

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, September 18, 2012 at 7:20 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

Chairman Thomas Reid
Member David Baker
Member Michael Cirocco
Member Michael Cleary
Member Gregory Merkle
Member James Millard
Member Robert Waver
Alternate Charles Putzbach

ABSENT:

None

TOWN REPRESENTATIVES:

Attorney Phyllis Todoro
Raymond Balcerzak, Asst. Bldg. Inspector
James Wzykiewicz, Town Engineer - Absent

SEQR WORKSHOP

At six o'clock, Stephen Tanner and Norman Gardner of Clark Patterson gave an hour long session on the SEQR process. Attending were all of the EPB members and several of the ZBA and Town Board Members. It will count one hour towards the NYS annual training requirement.

I APPROVAL OF MINUTES - August 21, 2012

Motion made by James Millard and second by Michael Cleary to approve the Minutes of the EPB Regular Meeting on August 21, 2012.

Ayes: 5. Nays: 0. Motion Carried.

II BALDUCCI CONCRETE, 521 Pound Rd - ENLARGE PARKING LOT

Owner/Contractor Robert Balducci, as a follow up to 5/15/12 EPB meeting, was requesting Final Site Plan Approval to enlarge his parking lot. Mr. Balducci sent an email requesting withdrawal from the Agenda until the SWPP for the new drainage plan is completed - being requested by Town Engineer Wzykiewicz.

III SEASONAL NURSERY, 1120 Bullis Rd, REVISED SITE PLANS

Owner Bryan Young of Young Development appeared before the EPB, requesting approval of revisions to the approved Site Plan made on 6/25/12. In particular he requested the chain link fence be eliminated, stating that "it looks too institutional and it is too close to the wetlands". On the other hand he will still install a gate. He also wishes not to install a 6' stockade fence in the back going along two neighbors' property.

Mr. Young said the berm has two hundred trees planted, 50% are evergreens, and is now the buffer between Seasonal Landscaping and the neighbors. In one area he said there are large trees on top of the ground which are for sale. When sold, they will be replaced with like stock. A small contingent of neighbors living in the adjacent area were allowed to respond to Mr. Young's request for changes. Mr. Young said "he was moving the topsoil building 33 feet from the line and moved another building 37feet". The EPB did not respond. Mr. Cirocco suggested that each EPB member visit the site before the October meeting to familiarize themselves with the issues and make a determination then. All members agreed.

IV WORKSHOPS/MEETINGS

Fall 2012 Regional Local Govt Workshop

Clarion Hotel, Batavia November 16 9:00 - 5:00

Review of Elma Overlay, Senior Housing & Building Codes

Drew Reilly, Consultant with Wendel Duchscherer

Tuesday, October 16 from 6-8 PM at Elma Town Hall

IV FYI

Bldg Inspector's Report - August 2012

ECB Minutes - Town Web Site

ZBA Minutes - Town Web Site

Town Board Minutes - Town Web Site

V ADJOURN

Motion to adjourn at 8:15 was unanimous.

