

MULTIPLE DWELLING CODE COMMITTEE

Elma Town Hall

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF MEETING - March 27, 2013

The first meeting of the Town of Elma Multiple Dwelling Code Committee, hereinafter referred to as the MDCC, was held on Wednesday, March 27, 2013 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

James Malczewski, Town Board, Chairman MDCC
Tracy Petrocy, Town Board, Vice Chairman MDCC
Diane Rohl, Secretary EPB, Secretary MDCC
Joseph Colern, Building Inspector
Thomas Reid, EPB Chairman
Robert Schafer, ZBA Member
Raymond Boy, ECB Member
Joshua Blair, Community Representative
Jeffrey Breidenstein, Community Representative

ABSENT:

Michael Cirocco, EPB Member
Phyllis Todoro, Town Attorney
Michael Nolan, Town Board, Alternate MDCC

I Approval of Minutes

Motion made by Thomas Reid, EPB and second by Raymond Boy, ECB to approve the Minutes of February 20, 2013.

Ayes: 8. Nays: 0. Motion carried.

II Guest Speaker - Richard Henry, Engineer, Clark, Patterson & Lee

Mr. Henry, managing partner, told the group he would be reviewing requirements and operations relating to sanitary sewer systems and multiple dwelling units. In the Elma Codes there are two sections covering sewers: Chapter 115 Sewers U and Article XVIII Storage of Volatile Materials (Tanks). Regarding system systems, he raised the following questions;

- What is the land availability?
- What are the soil conditions?
- How many units are going to be on septic? individual or combined?
- Who will maintain them?
- Are they consistent with the RCP?

He commented that "typically a builder will install the septic system and if the toilets flush, they consider it completed".

Regarding publicly owned systems:

- What type if the collection system: gravity? grinder?
- What is the type of treatment?
- What is the discharge available? (SPEDES - pollution discharge)
- Will an operator be required? Will one be enough?
- Will a drainage district be required?
- What is required for the Town to take over the system?
- What will be the capability to take care of future needs?
- What will be the cost of operation and maintenance?
- How many treatment plants are too many vs. public sewer system?

Advantages/Disadvantages:

- Only one person needed to operate and maintain.
- Rate charged to participants is lower than a sewer system.
- Usage of water management is lower.
- Higher electric cost.
- Monthly written reports to DEC. Annual on-site inspections.

III Guest Speaker - James Wyzykiewicz, Elma Town Engineer

Mr. Wyzykiewicz stated that the Multiple Dwelling Code was adopted in 1995 and was based upon Pond Brook condominiums built in 1988. He said the major impact was drainage; that any drainage problem can be solved with money. He reiterated that all costs of the Sewer District are born by the residents in that development. Mr. Wyzykiewicz referred to the NY Realty Law enforced by the ECHD. It limits the number of houses contiguous to that area. Beyond that there must be sewers. Asked how many houses, he answered around 28-32 apply to multiple dwellings.

He recommended approval vs. recommendation by the Town Board for these areas. He felt there is a need to define whether there are differences between public and private road setbacks. He said that multiple dwellings are now allowed in Residential C and Commercial zones; and that most of the Town is zoned Residential C.

IV Town of Lancaster: Zoning Map, Multifamily Code, Fee Schedule Review & Comment - to be discussed at another meeting.

V Town Orchard Park: Zoning Map, Multifamily Code, Fee Schedule Review & Comment - to be discussed at another meeting.

VI Town of Elma: Zoning Map, Multifamily Code, Fee Schedule Review & Comment (Distributed 2/20/13)


VII Regional Comprehensive Plan - Elma

Members were reminded that the entire RCP is available on the Elma web site. Secretary Diane Rohl said members should review the information contained in the Lancaster and Orchard Park Codes. It is included in the Agenda materials. She will also email specific references to Elma in the RCP.

VIII Topics for April 24th Meeting

Chairman Malczewski told the members that he would like to get as much information as possible before starting to do anything with the codes. He confirmed that Andrew Reilly, an Environmental Consultant and Engineer from Wendel, will be at the April meeting; and that possibly Tim Walczak, Town Sanitary Engineer in charge of operating and maintaining the sewer plants, may be a guest as well.

IX MEETING ADJOURNED AT 8: 30 PM.


Respectfully submitted,
Diane Rohl, Sec'y MDCC