

MULTIPLE DWELLING CODE COMMITTEE

Elma Town Hall

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF MEETING - July 24, 2013

The meeting of the Town of Elma Multiple Dwelling Code Committee, hereinafter referred to as the MDCC, was held on Wednesday, July 24, 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
Phyllis Todoro, Town Attorney
Robert Schafer, ZBA Member
Raymond Boy, ECB Member
Jeffrey Breidenstein, Community Representative

ABSENT:

Michael Cirocco, EPB Member
Thomas Reid, EPB Chairman
Joshua Blair, Community Representative
Michael Nolan, Town Board, Alternate MDCC

I Approve Draft of Minutes: June 26, 2013

Motion made by Phyllis Todoro and second by Jeffrey Breidenstein to approve the Minutes of June 26, 2013.

Ayes: 8. Nays: 0. Motion carried.

II Poll - Where do you stand on the Multiple Dwellings in Elma?

Due to the number of members absent, Chairman Malczewski suggested that this be discussed at the next meeting. Item tabled. No objections.

III Address Local Law 1-2013 regarding Duplexes

Chairman Malczewski said he would like to have the definition of multi-family clarified; also that of duplexes as a separate issue. Building Inspector Colern agreed, saying that duplexes needed to be examined at another time since they are not under the Multi-Family definition. Concerns were expressed by other members regarding the number of duplexes being built. Attorney Todoro posed the question as to whether the Town should increase the setback requirements.

It was felt that regulations regarding condos, townhouses and multi-families should be more restrictive. There was also discussion of the difference between in-law quarters and duplexes; and the difficulties in determining the differences when being used for one purpose when approved for another purpose.

IV Explanation of Existing Splits

Mr. Colern explained the 4-split rule saying that decisions are made by the Building Inspector based upon a 1950s map on the wall of the Building Department and the Tax Map in the Assessor's Office. He said that a building permit is good for one year only; and that after the year, someone else could build on some other part of that parcel and potentially negate the possibility of that first lot ever being built upon.

V Locations of Multifamily Dwellings

Opinions were expressed that multi-family dwellings should be around commercial zones and through streets like Seneca, Jamison and Maple roads; another suggestion was made that they should also be a certain distance from existing subdivisions.

VI MEETING ADJOURNED BY UNANIMOUS CONSENT AT 8:30 PM.

Respectfully submitted,

Diane Rohl,
Sec'y MDCC