

MULTIPLE DWELLING CODE COMMITTEE

Elma Town Hall

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF MEETING - December 18, 2013

The meeting of the Town of Elma Multiple Dwelling Code Committee, hereinafter referred to as the MDCC, was held on Wednesday, December 18, 2013 at 8:03 PM, immediately following the Town Board Meeting, 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
Thomas Reid, EPB Chairman
Michael Cirocco, EPB Member
Robert Schafer, ZBA Member
Raymond Boy, ECB Member
Joseph Colern, Building Inspector
Phyllis Todoro, Town Attorney
Joshua Blair, Community Representative
Jeffrey Breidenstein, Community Representative

ABSENT:

Diane Rohl, Secretary EPB, Secretary MDCC
Michael Nolan, Town Board, Alternate MDCC

I Approve Draft of Minutes. November 20, 2013

Motion made by Joseph Colern and second by Phyllis Todoro to approve the Minutes of November 20, 2013.

Ayes: 10. Nays: 0. Motion carried.

II Re-examination of Issues - Multiple Dwellings

(Questionnaire submitted by Tom Reid, EPB Chairman)

A. Definition

- B. Concerns/Affects
- C. Benefits to Town
- D. Location
- E. Restrictions

III Updates Submitted by Drew Reilly (12/5/13)

1. Revised MDCC Report
2. Revised Zoning Code

Thomas Reid had developed a series of detailed questions as outlined under Agenda Item II. A.- E. These were distributed to the Members via email for their review prior to the MDCC Meeting. Chairman Malczewski deferred to Thomas Reid and Michael Cirocco in assisting in the discussion of these items. The two reports from Drew Reilly were also reviewed by the MDCC.

Page -2- MDCC (12/18/13)

Mr. Reid and Mr. Cirocco posed a number of potential scenarios that could occur as a result of our current building code. Members were asked to respond as to whether each would be acceptable in terms of preserving the rural character of Elma. Also looked at were the proposed definitions from Drew Reilly, some suggested as replacements and other as additions to the existing code.

The MDCC ultimately agreed that the best way to protect the Town of Elma was to make the definition of Multiple Dwellings as simple as possible - thus eliminating any ambiguity and the future potential for new types of units not currently identified - as being acceptable because they were not specifically named in the definition. They also decided that the MDCC was not going to deal with duplexes or in-law apartments at this time. Deleted were auxiliary housing units. Townhouses, condominiums and apartment buildings which would fall under the definition of Multiple Dwellings.

Proposed Definition of Multiple Dwelling:

Three or more dwelling units on a parcel or plot regardless of ownership or leasehold.

IV Meeting Schedule 2014

Meeting Schedule for 2014 accepted.

V Adjourn

Motion made by Robert Schafer and second by Raymond Boy to adjourn meeting at 9:30 PM. Unanimous consent.

Respectfully submitted,

Diane Rohl,
MDCC Secretary