

TOWN of ELMA PLANNING BOARD

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF REGULAR MEETING – March 18, 2014

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday March 18, 2014 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

Chairman Thomas Reid

Member David Baker

Member Michael Cirocco

Member Gregory Merkle

Member James Millard

Member Robert Waver

ABSENT:

Member Michael Cleary

Alternate Charles Putzbach

TOWN REPRESENTATIVES:

Phyllis Todoro, Town Attorney

Raymond Balcerzak, Asst. Bldg. Inspector

James Wyzykiewicz, Town Engineer

I APPROVAL OF MINUTES - January 21, 2014

Motion made by James Millard and second by Gregory Merkle to approve the Minutes as amended, of the EPB Regular Meeting held on January 21, 2014.

Ayes: 6. Nays: 0. Motion Carried. (Note: Meeting for February 18th cancelled.)

II STORAGE FACILITY (4 Bays max w/Office) - 101 Jamison Road

Jay Macaluso, owner and Architect Michael C. Anderson of ABSTRACT Architecture appeared before the EPB for a Final Site Plan Approval. Presented were revised plans to construct a 40' x 170' wood frame, steel building with four storage bays and a small office in the front for administration of the facility.

Chairman Reid completed the EPB Checklist for items submitted. As requested by the EPB on January 21, 2014, the following items were reviewed:

1. Official Site Survey: Fradina Engineering & Land Surveying PC (1/10/14)
2. Modified blueprints of site, building, landscaping as necessary: (3/11/14)
3. Engineering blueprints for drainage & elevations: Contingent upon submittal and approval of drainage plans to Town Engineer.
4. Increase front setback from 51 feet to be in line with adjacent residences: Front setback proposed on site plan at 100 feet.
5. Correct Application for Use Permit - Exterior Walls (steel): Yes
6. Increase area of stone veneer on exterior of building: Building will be light grey steel siding, antique bronze metal roof and Black Bear Manufactured Stone veneer, partially up on front and east sides only.
7. Consider putting a window(s) on the west side of the building: There will be five double hung windows on the front and east side; and four awning type windows on the west side. Four overhead doors and four man doors with wall pack lighting (820 lumens) overhead - no other lighting on site.
8. Consider decreasing height of overhead doors from 14' to 12': To remain at 14'. Stated that the 12' height would not be high enough for the trailers.

9. Parking lot layout with parking space designations, striping, finish materials & traffic patterns. (2 spaces/bay; 1 space/350' floor area.): Seven parking spaces (9'x20'), located in the front of the building, to be lined and with HC designation for one space closest to the building.
10. Correct Application for Use Permit - Signs (none): Decision to include sign request, most likely to be in front at road and installed at a later date.
11. Landscaping Plan including estimated value & two-year Maintenance Bond. According to C-2 Section 144-86.4: The Planning Board will require, as a condition of site plan approval, that the applicant file a two-year maintenance bond, in such amount as determined by the Town Planning Board, to ensure that the proposed development's required landscaping is maintained in compliance with approved plans. An estimate of the value of the landscaping will be required as part of the site plan approval so that an amount can be determined for the bond. Mr. Macaluso and Mr. Anderson stated that they were having difficulty obtaining a two-year maintenance bond from the insurance company. They instead offered to submit a two-year warranty on the plants from the nursery that is supplying, installing and maintaining the plants. They stated that included in the estimated costs from the nursery was \$500 for the warranty alone. On the advice of Attorney Todoro, the EPB accepted the two-year warranty in lieu of the two year maintenance bond (value to be supplied by applicant), contingent upon a waiver of the Code requirement by the Town Board.
12. Approval letter from Town Engineer on drainage plan. Mr. Anderson will work with the Town Engineer. Contingent upon TE approval.
13. Approval letter from Fire Department for emergency access/ingress/egress. Letter dated 2/18/14 from Springbrook Fire Co. stating they have reviewed the site plans and take no

exceptions provided there is no storage of hazardous materials or explosives. Two fire hydrants are located across the road about 200' according to Mr. Macaluso.

14. Approval letter from EC Hwy Dept regarding any curb cuts:
2/24/2014.

Motion made by James Millard and second by Robert waver to approve the Short Form EAF based upon the information and analysis and documentation, that the proposed action will not result in any significant adverse environmental impacts.

Ayes: 6. Nays: 0.

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Motion made by Chairman Reid and second by Michael Cirocco that Final Site Plan Approval be given contingent upon: (1) Approval of Drainage Plan by Town Engineer; (2) Acceptance of a recommendation by the EPB to the Town Board, to wave the C-2 Commercial Code 144-86.4 requiring a two year maintenance bond, in lieu of a two year landscaping warranty by the supplier, with the value of the landscaping to be supplied by the applicant.

Ayes: 5. Nays: 1 (David Baker)

III ELMA WATER DEPARTMENT - Eugene Stevenson, Water Supt.

For information only - A letter was received earlier from Mr. Stevenson, explaining problems when the need arises for locating and/or digging up water lines. He is requesting stipulations for water main installations at new sites.

IV DISCUSSION REGARDING MERITS OF ELMA PUBLIC SURVEY

Reference: Talk of the Towns and Topics Vol 28 Issue #1 - Local Municipal Approval of Projects - Crowd Control

The EPB was given a copy of the referenced article. There was a brief discussion about the merits of public surveys and that one had not been done since the adoption of the RCP in 2003. Secretary Rohl said there may be a possibility of posting a survey on the Town Web Site. Some felt they already knew the opinions of the residents. It was agreed that the survey would have to be properly designed as to not skew answers. No recommendation was made.

V EYI

Bldg Inspector's Report - January 2014

ECB Minutes - Town Web Site

ZBA Minutes - Town Web Site

Town Board Minutes - Town Web Site

MDCC Minutes - Town Web Site

VI AUDIENCE RECOGNITION

None,

VII ADJOURN at 8:30 PM by unanimous consent.

Respectfully submitted,

Diane Rohl, EPB Secretary