

MULTIPLE DWELLING CODE COMMITTEE

Elma Town Hall

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF SPECIAL MEETING - APRIL 16, 2014

The special meeting of the Town of Elma Multiple Dwelling Code Committee, hereinafter referred to as the MDCC, was held on Wednesday, April 16, 2014 at 8:00 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

Michael Cirocco, EPB Member

Robert Schafer, ZBA Member

Raymond Boy, ECB Member

Joseph Colern, Building Inspector

Phyllis Todoros, Town Attorney

Joshua Blair, Community Representative

Jeffrey Breidenstein, Community Representative

Diane Rohl, Secretary EPB, Secretary MDCC

ABSENT:

Thomas Reid, EPB Chairman

Michael Nolan, Town Board, Alternate MDCC

1. Review of decisions - March 26, 2014 Meeting

At the request of Chairman James Malczewski, a special meeting was called. The purpose of this meeting was to make final decisions on locations of the Overlay Districts and other applicable standards. This

information will be given to Mr. Reilly in preparation for the April 23rd meeting.

Used as a guide was the April 1, 2014 email from Mr. Reilly recapping results from previous meetings and most recently, the March 26th meeting. He also sent an email on April 16th to the Secretary and Chairman, to be used as a checklist for what needs to be accomplished before final recommendations for MF Dwellings can be made to the Town Board. Copies will be provided to the entire MDCC for the next meeting.

Previously the MDCC had identified a potential of seven Overlay Districts. Although some had already been eliminated, Mr. Reilly requested that all be reviewed again for final choices. The following were voted to be eliminated:

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BOWEN RD from CLINTON ST TO LANCASTER TOWN LINE

Y - 10. No - 0. Spot rezoning. Not in agreement with RCP.

SENECA ST from RICE ROAD TO JAMISON RD

Y - 9. No - 1. Keep rural/open. Possibly look at this area in the future.

SENECA ST from TRANSIT RD TO OLD POUND/ NORTHRUP RD

Y - 9. No - 1. Leave an area open for more commercial development.

The following were voted to be Overlay Districts for MF Dwellings:

TRANSIT RD from BULLIS RD TO LANCASTER TOWN LINE

Y - 10. No - 0. Commercial already there.

TRANSIT RD from 400 EXPWY TO SENECA ST

Y - 10. No - 0. Commercial/currently some residential.

CLINTON ST from TRANSIT RD TO ST. GABRIEL'S CHURCH - NORTH SIDE ONLY

Y - 10. No - 0. Eliminate south side of Clinton St due to poor drainage.

SENECA ST from OLD POUND/NORTHRUP TO RICE ROAD

Y - 8. No - 2. Area needs development. Ideal for smaller sized MF.

It was unanimous that lot depths for all four Overlays should be 300 feet; also that no MF building should be more than two stories. Elma Town Code 144-142 A. (6)

states a minimum of two A/C is required for 4 units when there is a septic system.

Everyone agreed that language should remain.

While Density was not defined per se, it was unanimous that both sections of Transit Road should be High Density; Clinton Street should be Medium Density; and Seneca Street should be Low Density. The MDCC requested that Mr. Reilly bring some definitions and examples of various density areas.

Meeting adjourned at 9:36 PM by unanimous consent.

Respectfully submitted,

Diane Rohl, Secretary