

TOWN OF ELMA PLANNING BOARD
1600 Bowen Road, Elma, New York 14059
Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~ December 20, 2022

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, December 20, 2022, at 7:03 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member David Baker
Member Gregory Merkle
Member James Millard
Member Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

ABSENT:

*Member Michael Cleary
Raymond Balcerzak - Asst Building
Inspector
Phyllis Todoro - Town Attorney
James Wyzykiewicz – Town Engineer*

I. Approval of Regular Meeting Minutes from November 15, 2022

Gregory Merkle motioned to approve the Minutes of the EPB Regular Meeting held on November 15, 2022. David Baker 2nd the motion. Motion approved.

II. Site Plan Review for 150,000 Sq. Ft facility @ 7021 Seneca St for MOOG Aircraft Group
Applicant: Matthew Edwards

Matt Bradley from MOOG Aircraft group and Matt Edwards from Buffalo Construction Consultants spoke about plans for a new a 150,000 square foot building to house a machine shop. They presented a new copy of the site plan including more details about lighting and elevations. Spring Brook Fire District provided a letter advising they had reviewed the plans and had no exceptions to them. A gravel access driveway will be in place for fire protection and as a dedicated truck entrance The drainage plan has been submitted to the town engineer for review. The new building will be 545ft long by 240 ft wide. Phase one of the project has a single slope pitch. The main body of the building is white metal panel, and the lower area is a dark panel. There are 4 garage doors and loading docks. Mr. Putzbach asked about any changes to the traffic pattern. It was explained that the main entrance will remain off Seneca St. There is no increase in traffic currently as they are just moving the existing shop from plant 2 to this new building. This is phase one of the project. Phase 2 is to add a connecting building to this one in 2027 and phase 3 is TBD.

There will be a new water line off Seneca Street. The plans have been discussed with Brian Fiden from the Elma Water Department. There will be a new fire hydrant added that is shown on the plans. Wastewater will be tied to the existing treatment plant which has capacity for this plan. Mr. Reid asked how many new jobs will be added. There will not be new jobs with phase one, personal will just be moving from plant 2. There is potential for new jobs with phase 2 and possibly when they refurbish plant 2. The building is fully sprinkled. Lighting plans were discussed. Mr. Reid asked about any alternate energy sources.

It was explained it will be unlikely that it will qualify to be a LEAD certified building. MOOG is very conscious of sustainability, but it is hard to apply LEAD standards to this type of building due to the cost.

II. Site Plan Review for 150,000 Sq. Ft facility @ 7021 Seneca St for MOOG Aircraft Group (Continued) Applicant: Matthew Edwards

The building will have gas heating. A solar evaluation has been done. The next step is to submit a long form SEQR. The Elma Town Board will be lead agency. The town engineer will also be reviewing the plans and will be in touch with the applicant.

Mr. Millard noted that since this building is not visible from the street they will not be as strict with how it looks.

Overall, the EPB likes the plans, and the applicant was asked to return after the SEQR is completed.

III. Site Plan Review for a 20' x 30' wooden pavilion @ 751 Ostrander Rd for O'Brien Sleepy Hollow Applicant: Dennis O'Brien

Mr. Dennis O'Brien was present to discuss a plan to build a 20' x 30' covered deck off the back of an existing building at O'Brien's Sleepy Hollow. It will be a freestanding structure that is set on pillars and separate from the existing building. It is a wooden structure that will have lights and landscaping around it. All material asked for from the checklist have been provided.

EPB reviewed the checklist:

Documentation: no change to business use permit

Zoning: no zoning issues

Site & Building Details: stamped survey, property details and blueprints provided.

Lighting: one light at the peak of the pavilion

Parking: No changes to parking lot

Drainage: No issues with the town engineer

Signage: No new signage

Landscaping: flowers and bushes will be planted to hide the pillars

Water Service & Septic System: no new water service or changes to septic

Fire Department: N/A

A motion was made by David Baker and Seconded by James Millard to give Preliminary Site Plan Approval Yes-7 No-0 Motion Carried

The EPB reviewed the SEQR. The answer to 9 was remained no but the words energy efficient furnace was crossed out and initialed by applicant. (There is no new furnace being added) Michael Cirocco made a motion to check box #2 on the SEQR, motion was seconded by Gregory Merkle.

Yes-7 No-0. Motion Carried.

A motion was made by Thomas Reid and Seconded by Charles Putzbach to give Final Site Plan Approval.

Yes-7 No-0 Motion Carried

IV. Site Plan Review for a 2864 Sq. Ft. Pole Barn @ 2841 Transit Rd for Section 8 Hobbies

Applicant: Justen Hanna

Mr. Justen Hanna returned with revised plans to build a 2864 Sq Ft steel pole building at 2841 Transit Rd. He hired an architect and engineer to design the plans. The new building will be attached to the existing house. They will be siding and roofing both buildings. They hope to mimic the look of a train station since they sell trains. The new design has more windows added. Mr. Reid asked if there are any state codes regarding connecting a residential building and a commercial building. Mr. Hanna stated he was not informed of any during his discussions with the building inspector. Mr. Millard asked what the side setback was. There is a 10 feet setback from the side of the property. The problems with the previous plans were adjusted and the correct survey was used. The property has 85ft of frontage. Mr. Millard asked about the windows in the bedrooms on the end that the new building is going. Mr. Hanna stated that those windows will be removed and there will be a hallway connecting the building. The bedrooms still have windows in the front and back of the house. The EPB asked about the plan for signage. Mr. Hanna explained that he is moving the signs from his existing location to use on the new building. He had a color copy of what they will look like. There are 3 signs, one will be in the front, one on the sign and one on the side of the house. The signs are not lite. The one in the front will have a gooseneck light on it. The EPB looked at various codes regarding signs. The applicant was advised to meet with the building department to make sure the signs all meet town code.

EPB reviewed the checklist:

Documentation: has business use permit

Zoning: no zoning issues

Site & Building Details: stamped survey, property details and blueprints provided.

Lighting: details provided

Parking: on plans

Drainage: No issues with the town engineer

Signage: need to discuss sign with building department about size

Landscaping: Are existing trees also will be planting flowers and bushes in front. No dumpster

Water Service & Septic System: fire hydrant shown on plans

Fire Department: have letter from Blossom Fire Company

A motion was made by Michael Cirocco and Seconded by Thomas Reid to give Preliminary Site Plan Approval

Yes-7 No-0 Motion Carried

The EPB reviewed the SEQR. Michael Cirocco made a motion to check box #2 on the SEQR, motion was seconded by Robert waver.

Yes-7 No-0. Motion Carried.

A motion was made by Gregory Merkle and Seconded by Charles Putzbach to give Final Site Plan Approval contingent on getting approval from building department for signage.

Yes-7 No-0 Motion Carried

V. Adjourn Motion to adjourn at 8:10pm by unanimous consent.

Respectfully submitted,

Barbara Blair

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Elma Planning Board Secretary