

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

MINUTES OF REGULAR MEETING ~ June 20, 2023

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, June 20, 2023, at 7:07 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member James Millard
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

*James Wyzykiewicz – Town Engineer
Phyllis Todoro - Town Attorney*

ABSENT:

*Member David Baker
Member Michael Cleary
Member Gregory Merkle
Member Charles Putzbach
Raymond Balcerzak - Asst Building Inspector*

I. Approval of Regular Meeting Minutes from April 18, 2023

Thomas Reid motioned to approve the Minutes of the EPB Regular Meeting held on April 18, 2023. James Millard 2nd the motion. Motion approved.

II. Site Plan Review for a new 56' x 56' salt storage barn @ 7211 Seneca St for MOOG, Inc. Applicant Eric Bauer

Mr. Eric Bauer from MOOG introduced himself, he is the project manager for MOOG and will be overseeing the communication for MOOG with the various town boards for this and any future projects at MOOG. This project is for a 56' x 56' salt barn to be built at 7211 Seneca St. MOOG is looking to manage their own snow removal for the campus instead of contracting out. This barn will be used to store the salt for the campus. There are currently 2 buildings on the property. Mr. Bauer stated that they plan to build a fence so that the residential neighbor will not be able to see the barn. They will be putting a concrete pad in over what is currently millings. Mr. Millard asked if there was currently a septic system on the site for the existing buildings. Mr. Bauer stated we was not sure and would have to find out if there is a septic system or if they buildings are tied into MOOG's sewage treatment plant.

EPB reviewed the checklist:

Site & Building Details: Need a stamped survey

Lighting: 1 small LED light. Need to put on plans

Parking: no additional parking

Drainage: Town Engineer did not see any issues

Signage: No new signage

Landscaping: will be building a fence- need to put on plans

Water Service & Septic System: No additional water. Need to show septic on plans

Fire Department: N/A

II. Site Plan Review for a new 56' x 56' salt storage barn @ 7211 Seneca St for MOOG, Inc. Applicant Eric Bauer (Continued)

A motion was made by Michael Cirocco and Seconded by Thomas Reid to give Preliminary Site Plan Approval contingent on receiving a stamped survey showing the location of the sanitation system location of the sanitation system and new fencing Yes-4 No-0 Motion Carried

III. Site Plan Review for a 9,000 Sq Ft addition to existing machine shop @ 591 Pound Rd for Stony Mfg. Applicant Jim Wyzykiewicz

Mr. Wyzykiewicz spoke to the board about plans to build an addition to his facility on Pound Rd. It will be a steel building. The new addition will provide space for his business to spread out some of the machinery. He currently has 18 employees. There are 25 parking spots and will not be any changes to the number of parking spots. He is putting in a new drive to create a space for trucks to turn around. There is a retention area on the plans.

EPB reviewed the checklist:

Zoning: Industrial

Site & Building Details: provided, will be same colors as existing building

Lighting: only lighting is small light over the door

Parking: no additional parking, need letter from DOT regarding new curb cut

Drainage: Town Engineer did not see any issues

Signage: No new signage

Landscaping: keeping existing trees,

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

Fire Department: letter from fire department is pending

A motion was made by Michael Cirocco and Seconded by Robert Waver to give Preliminary Site Plan Approval Yes-4 No-0 Motion Carried

The EPB reviewed the short form SEQR. James Millard made a motion to check box #2 on the SEQR, motion was seconded by Thomas Reid. Yes-4 No-0 Motion Carried

A motion was made by Chairman Cirocco and Seconded by Thomas Reid to give Final Site Plan Approval contingent on receipt of a confirmation letter from the fire department and letter about the new curb cut. Yes-4 No-0 Motion Carried

**IV. Site Plan Review for new 13104 Sq Ft commercial building @ 6000 Seneca St
Applicant Bo Tucker**

Mr. Bo Tucker discussed plans for a proposed new building at 6000 Seneca St. The site has been cleared and has had fill brought in. Chairman Cirocco asked Mr. Tucker if there was a SWPPP. He said there is and was asked to get a copy to the building department. A variance was obtained from the Elma Zoning Board due to the size of the building. The business use permit still needs to be approved by the town board. Mr. Tucker said this building will be dark brown and black. He may put in 4-5 windows to help break up the look. The bottom will be 1 color and top another. Roof will be the same color as the bottom. Will be 6 windows in the front. This is a "sister" building to 5990. They share a driveway. Mr. Reid asked when 5990 was built. It was started in July 2022.

Mr. Millard asked if a drainage district had been formed for the entire parcel that has been split. Mr. Wyzykiewicz said if there is not one than there needs to be. Chairman Cirocco mentioned that drainage was brought up as a concern. There needs to be a meeting with the town engineer to produce a drainage plan and discuss some retention ponds.

There was a discussion about parking and which code to use to determine the number of spots needed. Mr. Millard reference the code for manufacturing/storage or other industrial to have 1 spot for each employee. It was decided to calculate the parking based on the size of the office space.

EPB reviewed the checklist:

Documentation: Need Business use form to be approved by the Elma Town Board. Has a variance from the Elma Zoning Board

Site & Building Details: Need new plan if adding windows. Need final color details. Need to show possible different parking design

Lighting: have lighting details

Parking: moving parking to the side of the building

Drainage: Need drainage plan approved by town engineer

Signage: No new signage on the plan. MOOG will be putting up new signs similar to the ones on their campus. Will need to get permits from the building department.

Landscaping: Need to show on plans

Water Service & Septic System: Discussed fire hydrants- are not on the plans. Closed one is across the street. Need water department approval letter. Do have letter from the Erie County Health Department.

Fire Department: Need fire department approval letter.

Mr. Tucker was given a checklist of items needed for approval and asked to return to a future meeting.

V. Adjourn Motion to adjourn at 8:15pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary