

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

MINUTES OF REGULAR MEETING ~ July 17, 2018

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, July 17, 2018 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member David Baker
Member Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

*Phyllis Todoro, Town Attorney
James Wyzykiewicz, Town Engineer*

ABSENT:

*Member Michael Cleary
Member James Millard
Member Gregory Merkle
Raymond Balcerzak, Asst. Building Inspector*

I. Approval of Regular Meeting Minutes ~ June 19, 2018

Motion made by David Baker and second by Thomas Reid to approve the Minutes of the EPB Regular Meeting held on June 19, 2018. Motion Carried.

II. Preliminary Site Plan Approval for New Storage Building for Brooks Rigging Corp @ 621/641 Conley Rd

Mr. Dan Brooks presented his plan to build a heated storage building at 621/641 Conley Rd. for his business Brooks Rigging.

The EPB reviewed the checklist for site plan review

Site & Building Details- a stamped survey is needed, property details of existing building, engineered blueprints and design blueprints of the exterior are also needed.

Chairman Cirocco noted that it is a metal building and generally the code requires that a certain percent of the building be windows. Currently there are no windows on the plan. Mr. Reid checked the code for industrial section 144.90. There are no design requirements for windows under the industrial section.

Mr. Baker asked about the garage door on the back side and if the driveway would go all the way around. Mr. Brooks replied that yes there is a garage door on the back, but he is not sure at this

Preliminary Site Plan Approval for New Storage Building for Brooks Rigging Corp @ 621/641 Conley Rd (cont.)

time if the driveway would go all the way around. Mr. Cirocco said that even if they are just planning hard pack or access that it needs to be on the stamped survey.

Lighting- Any planned lighting detail needs to be included on the plans, including if there will be wall packs on the building. Wattage of any lighting needs to be included as well.

Parking Lots- There is no requirement for parking since this is a storage building

Mr. Baker asked if there would be more employees. Mr. Brooks said no there would not be. The building will be used to store equipment that is currently being stored at a separate location. This would allow them to have all equipment on site.

Drainage- Engineered drawing for drainage are needed. Mr. Brooks needs to meet with Town Engineer, James Wzykiewicz.

Signage- Chairman Cirocco asked if there would be any new signage. Mr. Brooks said nothing new by the road, just a sign on the building saying "Building 4" to match the signs on the other 3 buildings.

Landscaping/screening- Not required since this is a storage building. Chairman Cirocco asked if there will be a dumpster on the site. Mr. Brooks said no new one, only the existing one.

Water Service & Septic/Sanitation- Mr. Brooks turned in a letter from the water Superintendent. The new hydrant that is required needs to be shown on the plans. There will not be any new bathrooms in the building.

Fire Department- a letter is needed from the fire department.

Chairman Cirocco asked if it would have a metal roof. Mr. Brooks said yes. Chairman Cirocco commented that the EPB generally does not like plain metal buildings but that this one would be hard to see from the road.

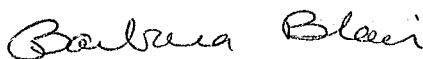
Mr. Reid asked what the adjacent property was zoned. James Wzykiewicz, town engineer stated that the adjacent property to the left was zoned residential B. Chairman Cirocco asked what the setback requirements were from Residential B. Mr. Reid looked up the code stating that a building in an industrial zone that is being used for commercial use can be less than 100 ft.

The EPB decided to treat this as a sketch plan conference. Mr. Brooks was given a checklist of what was required to seek preliminary/final site plan review. He was advised to return with the required items to a future meeting.

III. Adjourn

Motion to adjourn at 7:26 pm by unanimous consent.

Respectfully submitted,



*Barbara Blair
Elma Planning Board Secretary*