

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

MINUTES OF REGULAR MEETING ~ July 16, 2019

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, July 16, 2019 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Member David Baker
Member Michael Cleary
Member James Millard- Acting Chairman
Member Charles Putzbach
Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

*Phyllis Todoro, Town Attorney
Raymond Balcerzak, Asst. Building Inspector
James Wyzykiewicz, Town Engineer*

ABSENT:

*Chairman Michael Cirocco
Member Gregory Merkle*

I. Approval of Regular Meeting Minutes from June 20, 2019

Mr. Millard asked to change the wording for the Steuben Foods project to be a sketch plan conference instead of a site plan review. Motion made by James Millard and second by Michael Cleary to approve the Minutes of the EPB Regular Meeting held on June 20, 2019 with this change. Motion Carried

II. Preliminary Site Plan Approval for Commercial Cold Storage Building at 1021 Maple Rd Contact: John Nuttle

Mr. Nuttle presented his plan to build a 9600 Sq. Ft. Storage building at 1021 Maple Rd. The building will be identical to the previous buildings and will be used to store cars, boats, campers, etc. Mr. Millard asked if it will be similar to the last one. It will be the same color and size as the existing building. There will be electric but no bathrooms. Mr. Reid questioned what the total % of a lot is permitted to be built on. The code was looked up and the maximum coverage of a lot is 75%. This lot is 13 acres. Mr. Millard pointed out that the plan provided is not a stamped survey and does not show the entire property.

EPB reviewed the checklist:

Documentation- no variance needed

Zoning – Commercial C-3

Site & Building Details – only thing missing is a stamped survey. Mr. Nuttle assured the EPB that the property has been surveyed.

Lighting- is on the plans. Will be a 53watt LED over each man door. Lights are shielded on the top and only light downward. There will not be any lighting in the parking lot

Parking –Gravel driveway, is wide enough to allow large vehicles access to the building. no sidewalks or curb cuts needed. No parking needed. Mr. Baker asked if the area is gated. It is not.

Drainage – No issues with Town Engineer

Signage – Buildings will be numbered and there is a letter describing the signage. Each Building will have a highly visible aluminum number sign that will be under the lights by the man doors,

II. Preliminary Site Plan Approval for Commercial Cold Storage Building at 1021 Maple Rd Contact: John Nuttle (Cont.)

Landscaping – have a letter describing landscaping and a warranty. There will be grass around the building. There are no fences, walls, berms or dumpsters. Mr. Putzbach asked if there will be any storage outside the building. Mr. Nuttle stated that nothing will be stored outside.

Water Service & Septic System- Building will use the existing water service. A letter from the Elma Water Department was provided. A new fire hydrant will be installed to meet the new code. There are no sanitary systems.

Fire Department- a letter from Jamison Rd Fire Department was provided

A motion was made by Thomas Reed to give preliminary site plan approval. Motion was seconded by Michael Cleary. Yes-6 No-0. Motion Carried.

The EPB reviewed the SEQR. The EPB checked box #2 on the SEQR. Michael Cleary made a motion to approve the SEQR, motion was seconded by Thomas Reid. Yes-5 No- 1 (Baker). Motion Carried.

A motion was made by James Millard to give final site plan approval contingent on the applicant providing the Elma Building Department with a stamped survey that verifies all the dimensions on the drainage map and plot plan provided. Motion was seconded by Michael Cleary. Yes-5 No-1 (Baker). Motion Carried.

III. Other Business

Mr. Baker has invited a guest speaker to the August 2019 meeting. Bryan Brawdy from Morton Buildings will speak about what can be done to dress up their metal building. The board agreed to limit Mr. Brawdy to 20 minutes at the next meeting

VI. Adjourn

Motion to adjourn at 7:28 pm by unanimous consent.

Respectfully submitted,

Barbara Blair

Barbara Blair

Elma Planning Board Secretary