

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

MINUTES OF REGULAR MEETING ~ November 15, 2022

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, November 15, 2022, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

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

TOWN REPRESENTATIVES:

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

ABSENT:

*Chairman Michael Cirocco
Member Michael Cleary
Raymond Balcerzak - Asst Building
Inspector*

I. Approval of Regular Meeting Minutes from October 18, 2022

Gregory Merkle motioned to approve the Minutes of the EPB Regular Meeting held on October 18, 2022. Charles Putzbach 2nd the motion. Motion approved.

II. Sketch Plan Review for a 60' x 96' building @ 7200 Seneca St for a golf simulation business
Applicant Kristina Speidel

Ryan & Kristina Speidel presented plans to build a 5760 Sq. Ft metal building for a golf simulator & sports bar business. They provided updated plans showing the new design of the driveway as requested by the DOT. There will now be only a single 24-foot-wide entrance/exit. This plan adds 3 more parking spaces and a better traffic flow as well as more greenspace.

EPB reviewed the checklist:

Documentation: preliminary business use was approved on 10-19-22

Zoning: C-2, have variance approval from zoning board for building size

Site & Building Details: Stamped survey they have is copy. Kristina explained they are closing on the property within the next few weeks and will get a new copy then. They do have a letter giving them permission to move forward with this project before the closing.

Lighting: Lighting details provided and are on plans. Will be a goose neck lamp and wall packs. Mr. Reid questioned the lights shown on the south side of the building. They were removed on the plans. There will not be any lights on that side that borders the neighbor.

Parking: there are 47 parking spaces, 45 regular and 2 handicap spaces Have letter from DOT approving new parking lot design

Drainage: No issues

II. Sketch Plan Review for a 60' x 96' building @ 7200 Seneca St for a golf simulation business Applicant Kristina Speidel (Continued)

EPB reviewed the checklist:

Signage: on plans, they plan to reuse sign that is currently on the property. Applicant needs to see the building department for a building permit for the new sign and check with them that it meets code

Landscaping: Landscaping shown on plans. Dumpster will be fenced in.

Water Service & Septic System: Have approval letter from Elma Water Department. They are putting in a new septic system and have submitted paperwork. Waiting for the approval letter from the Erie County Health Department.

Fire Department: Had approval from Spring Brook. Will make sure they approval new parking lot design.

A motion was made by Thomas Reid and Seconded by Robert Waver to give Preliminary Site Plan Approval Yes-6 No-0 Motion Carried

The EPB reviewed the SEQR. The answer to 8B was changed to yes and initialed by applicant. James Millard made a motion to check box #2 on the SEQR, motion was seconded by Charles Putzbach. Yes-6 No-0. Motion Carried.

A motion was made by Thomas Reid and Seconded by Gregory Merkle to give Final Site Plan Approval contingent on the closing sale of the property, receiving a new stamped survey, Health Department approval and fire company approval. Yes-6 No-0 Motion Carried

III. 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 presented a sketch plan for a 3 phased project at MOOG. The first phase is a 150,000 square foot building to house the machine shop and will accommodate the company's anticipated growth over the next 10 years. The equipment and systems will be upgraded to modern high efficiency machines. The first phase is to relocate operations from plant 2 but no change in staffing numbers. They are waiting to hear about a large new contract that would necessitate phase 2 and would increase staff levels with an expected 150 new employees. Mr. Putzbach asked where the new building will be located. It is in a back section of the property that is currently woods. This new building will be about 100,000 square feet for machine shop space and have 2 stories of office for support staff in about 50,000 square feet. Mr. Putzbach asked about the cost of the project. Mr. Bradley stated that phase 1 is expected to be \$35,000,000. plus, the cost of the new equipment. Chairman Millard read over the checklist of items that will be needed for approval. Mr. Baker asked if there is any direct access to Seneca St as the application has a Seneca St address. The address given is for plant 1 which has a driveway off Seneca St. The applicant was asked to be consistent with the address given on any paperwork. Mr. Reid asked if there will be any property lines changed which there will not be.

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

The current walking trails on the property will be redesigned around this new building. The building will be a pre-engineered steel building with windows in the front. It will not be visible from either Seneca St or Jamison Rd. The builder from Buffalo Construction, Bill Mahoney spoke about the timeline for the project. Phase 1 is the 150,000 sq ft. building that is being proposed currently. Phase 2 would be completed in 2027 and phase 3 is TBD. He will show the 3 phases on the plan but is only seeking approval for phase 1 presently. This new project will require clearing about 24 acres of woods on the 300+ acre campus. The land needed for all 3 phases will all be cleared at one time. Utilities will be tied in on Seneca St. Wastewater for the new building will be managed on site through their on-campus treatment facility. There are currently 200 parking spaces planned with room for snow piles. The applicant was advised to check with the building department to ask about any additional requirements for parking beyond size and number based on square footage. The building will have 3 loading docks and 2 at grade doors. There is no anticipated increase in truck traffic to this building. The applicant will show the future phases on the plans but will only be seeking approval for phase one. The applicant will submit the paperwork needed to be on the agenda for next month's meeting.

IV. 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. They are a seasonal business so it will only be open from May to October. The pavilion will not be visible from the street. Chairman Millard asked about a building shown on the plans on an adjacent property. Mr. O'Brien confirmed that it is a house on property that he owns. The EPB asked if more details about this could be added to the site plan so they can make sure there is enough screening. They also asked if the applicant had a stamped survey other than the copy provided. He stated he does not. The EPB asked that more details be added to the site plan including property dimensions and details from the survey.

EPB reviewed the checklist:

Documentation: no change to business use permit

Zoning: no zoning issues

Site & Building Details: Need more details on the site plan, engineered blueprints with detailed dimensions

Lighting: Need details of proposed lighting. They will not be any new lighting in the parking area

Parking: No changes to parking lot

Drainage: No issues with the town engineer

Signage: No new signage

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

EPB reviewed the checklist:

Landscaping: Need more detailed of proposed landscaping

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

Fire Department: N/A

Chairman Millard noted that the answer to SEQR question #13a was checked yes. There was discussion about wetlands and if the property is in a flood plan. The applicant will need to provide more details about this and adjust the SEQR.

V. Site Plan Review for a 2864 Sq. Ft. Pole Barn @ 2841 Transit Rd for Section 8 Hobbies Applicant: Justen Hanna

Mr. Justen Hanna presented plans to build a 2864 Sq Ft steel pole building at 2841 Transit Rd. The plan is to move his retail hobby shop to this location from its current location in Buffalo, NY. Mr. Hanna gave the chairman a copy of a stamped survey of the property. There is currently a residence and garage on the property, Mr. Hanna stated that this is his residence. The new building will be to the right of the house. The property is 85' x 327'. It is zoned C-3 for the first 300' feet. The driveway is to the left of the house. Mr. Putzbach asked what the dimensions of the new building will be. Mr. Hanna said it is in 2 sections. The front will be 18' x 32', the back section will be 26' x 88' for a total of 120' depth. There is 26.5' between the house and the property line. It will be 18 inches from the house and 10' from the property line. The house has 2 windows in the bedrooms facing the building but also has windows in the front and back for egress in case of emergency. The neighboring property is Transit Muffler. The plans only show the pavement on this property and not the building. Mr. Hanna said it is 10 feet from the property line so the 2 buildings will be 20' apart. Mr. Hanna said he had talked to the building inspector, and he was ok with this. Mr. Hanna also presented a letter from Blossom Fire Company. Mr. Baker asked why they don't move the building back since the property is so deep. Mr. Hanna expressed that since it is a retail business, they want it as close to the road as possible. Mr. Millard asked about the parking plan. Mr. Hanna discussed that the parking will be a gravel lot in the front of the property. The current plan shows 10 spaces, but they do not meet the size requirements of the town code. Chairman Millard told the applicant that he will need to provide more details about the parking on the plan. This includes details on the size and design of the spaces as well as the number of spaces. The number of spaces needs to meet the code which is based on the square footage of the building as well as the use of the building. Mr. Hanna explained that part of the building will be used for office space so that will need to be figured into the calculation of parking spaces. Mr. Reid consulted the code book and said that if it is considered a custom shop then 1 space is needed for every 700 sq ft of building. This would be 4 would be required plus separate parking for the residence.

Chairman Millard advised the applicant that he needs to combine all his information including the survey, the parking plans, lighting etc. onto one site plan. The plan also needs to show the driveway and the egress for the parking area. Mr. Putzbach asked what type of business it is. Mr. Hanna said he sells

V. Site Plan Review for a 2864 Sq. Ft. Pole Barn @ 2841 Transit Rd for Section 8 Hobbies
(Continued) Applicant: Justen Hanna

models, trains, Legos, and other hobby items. Chairman Millard asked about drainage. There is a ditch on the north side of the property and a previous swale. The town engineer will review the plans but doesn't expect there will be any problems. The property is about 400-500 feet from East Center Rd. Mr. Hanna mentioned having a lite LED sign, but this is not on the plans. When asked about lighting Mr. Hanna said there would be spotlights over the entrances. Mr. Waver questioned the numbers on the plans. The survey shows 26.5 feet between the house and the property line. This does not leave enough space for an 18' building and the 10' to the property line. Ms. Todoro asked Mr. Hanna if he was working with an engineer. He said no just the construction company. She said that in talking with the building inspector he had mentioned that engineered plans would be needed and someone to create a stamped site plan.

Chairman Millard went over what will be needed on a stamped site plan. Items include a detailed site plan with location of buildings, parking space size and details, egress access, driveways and curb cuts, exterior lighting. Building elevations with color and details are also needed. Mr. Hanna was asked to provide the needed materials to the building department and get on the agenda for the next meeting.

VI. Adjourn Motion to adjourn at 8:35pm by unanimous consent.
Respectfully submitted,



Barbara Blair
Elma Planning Board Secretary