

II. Site Plan Review for 148' x 52' pole barn @ 6900 Seneca St for equipment storage for Oakgrove Construction (Continued) Applicant: Joshua Brown

The EPB reviewed the SEQR, Michael Cirocco made a motion to check box #2 on the SEQR, motion was seconded by Robert Waver Yes-5 No-0. Motion Carried.

A motion was made by Michael Cirocco and Seconded by Tom Reid to give preliminary site plan approval. Yes-5 No-0. Motion Carried.

A motion was made by David Baker and Seconded by Robert Waver to give final site plan approval contingent on receiving approval and a letter from the Fire Department Yes-5 No-0 Motion Carried.

III. Site Plan Review for a 40,220 Sq. Ft market and a 37,147 Sq Ft greenhouse @ 3131 Transit Rd for Niagara Produce of Elma Applicant- Niagara Produce of Elma

Jake Metzger from Metzger Engineering reviewed the project for Niagara Produce to build at 3131 Transit Rd. The property is about 8 acres and is zoned C-3. It is proposed to build a 37000 sq. ft greenhouse and 40000 sq. ft market similar to their existing business in Clarence NY. They will be adding a second entrance at the south end of the property for delivery trucks to use. The project included heated concrete sidewalks and handicap parking spaces. There is lots of landscaping including 16 red maple trees. The Elma Town board has issued a special use permit and has taken lead agency for the SEQR. They are waiting on a reply from several reviewing agencies for the SEQR. They are working with several agencies with concerns about the wetlands, disposal for the existing buildings and adding a new septic system. There will be 2 entrances, both can be used by customers and the south entrance will be used by delivery trucks. The north entrance will have 3 lanes including a left turn only. The site plan is designed for fire access all the way around the building and there are 2 hydrants on site.

Chairman Cirocco asked about any signage. Mr. Metzger explained that the sign will be located on the RPZ building shown on the plans.

Mr. Baker asked how many parking spots were needed on a typical Saturday. Mr. Metzger didn't know about a typical day was reported that they need about 250 spaces on the busiest days such as Mother's Day and Easter. There are more spots than that on the plans.

A photo metric plan was provided and discussed. They are still working on the plans for wall packs.

Mr. Wyzykiewicz asked if a SWPPP had been done and Mr. Metzger replied that it had been.

The EPB reviewed the checklist. Outstanding items include approval from the DOT, approval from the town engineer, approval from the Department of Health, a letter from the water department and fire department and Elma Town Board approval.

IV. Other Business

Several Elma residences who live on Seneca St were present to express concerns about a proposed project at 6170 Seneca St. Chairman Cirocco advised them to attend the meeting when that project is on the agenda. He assured them they would have a chance to be heard at that meeting.

V. Adjourn Motion to adjourn at 7:47pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary