

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

MINUTES OF REGULAR MEETING ~ November 17, 2020

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, November 17, 2020 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Member Michael Cleary
Member David Baker
Member Gregory Merkle
Member James Millard
Member Charles Putzbach*

*Member Robert Waver
Alternate Thomas Reid*

TOWN REPRESENTATIVES:

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

I. Approval of Regular Meeting Minutes from October 20, 2020

Motion to approve the Minutes of the EPB Regular Meeting held on October 20, 2020. Motion approved

II. Site Plan Review for open space development at northwest corner of Rice Rd & Girdle Rd Applicant: 460 E. Center LLC, John Bierl

Mr. John Bierl from 460 East Center, LLC returned with changes to a previously approved plan for open space development of 5 5 + acre lots at the Northwest corner of Girdle Rd and Rice Rd. The original plans were approved on September 18, 2018. The lot lines of the 5 lots were changed to be straight.

Mr. Putzbach asked about the lot 5 which has frontage on Rice Rd as well as Girdle. Mr. Bierl stated that it is a Girdle Rd lot. Mr. Millard asked about building driveways over the gas line along Girdle Rd. Mr. Bierl explained you have to call National Fuel to have them on site and have all the utilities under the gas line. Mr. Baker asked about the gas well easements and regulation station. Mr. Bierl stated that the easement was surveyed and created with GPS.

The EPB reviewed the SEQR, Robert Waver made a motion to check box #2 on the SEQR, motion was seconded by Michael Cleary Yes-7 No-0. Motion Carried.

A motion was made by Gregory Merkle and Seconded by James Millard to approve open space development at the Northwest corner of Rice Rd and Girdle Rd for 5 single homes Yes-7 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

Mike Metzger from Metzger Civil Engineering, Brandon Houck from Niagara Produce and Michael Burger from Sutton Architecture were present to present a plan for Niagara Produce to build a market and greenhouse on Transit Rd. The property is about 8 acres and is zoned C-3. This will be a third location for Niagara Produce which has been in business since 1961 and has locations in Clarence and Lockport. This location has been modeled after the Clarence location which was remodeled in 2014. Mr. Metzger discussed where the buildings will be located on the site. The location was chosen to avoid the federal wetlands on the south of the property and the drop off in the back of the site. The builds will be on the north end of the property and will have 2 entrances onto Transit Rd- with each of these being located directly across the street from driveways on the other side. The storm water management will be located in the northwest corner and drain into the state storm water system. There will be a new septic system on site. Mr. Metzger talked about the parking plan. It was calculated that they would need 323 parking spaces. The plan includes 272 spaces. This is being modeled after an existing business that currently only requires about 250 spaces even on the busiest day of the year. Mr. Metzger stated that they are aware that a special use permit will be required since the building is over 20000 sq. ft.

Mr. Putzbach asked what the parking requirement number was based on. Mr. Metzger stated it was based on the code for a market and a greenhouse and the square footage of each. Mr. Reid asked if there would be shopping in the greenhouse. Yes, there will be.

Mr. Michael Burger shared the floor plan of the buildings. He explained that there is access to the greenhouse from inside the market. The design is like the location in Clarence with just a few slight changes. Mr. Reid asked if they are using any of the existing structures on the property. It was stated that all existing structures will be demolished. There will be a small outbuilding by Transit Rd that will house the RPZ equipment. It will also be used for signage. Mr. Millard asked if one of the driveways line up with the existing driveways. Mr. Metzger was unsure of that but explained that the driveways were designed to line up with the driveways across the street to meet DOT regulations. The southern entrance is close to the southern property line. The south entrance will be used for delivery trucks to access the loading docks. Both entrances will be in and out but have left turn only lanes. They are not proposing any new traffic lights.

Mr. Waver asked how far back the property goes. It is 586 feet with a row of trees in the back along the lot line. They do not plan to remove these trees.

Mr. Cleary asked what the business hours would be. Mr. Houck said they plan to be open 8am-8pm, but possibly change to close at 9pm. The café hours may vary.

Mr. Cirocco asked if there are any plans to be a drinking establishment. Mr. Houck replied that their liquor license is only to sell beer in the market.

Mr. Baker asked if the café was included in the square footage and parking calculations. Yes, it is.

Mr. Reid questioned what code was being used to calculate the parking for the greenhouse. He suggested that using code 144-43-2, the code for accessory retail sales the required number could be different. There was discussion about parking. They may have to investigate that for the site plan review.

The applicant was given a checklist of what they need to bring to receive preliminary approval.

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Mr. Putzbach asked what their timeline was. Mr. Houck said they would like to start building in the spring of 2021 and open in 2022.

There was discussion about the traffic on Transit Rd. Applicant was advised that tractor trailers often park in the center lane when making deliveries for the neighboring car dealership.

Mr. Reid asked which fire district the property is. It is in Blossom Fire Department's district.

Mr. Baker asked how often they receive deliveries. Mr. Houck explained that they get deliveries every day, but they are not always big trucks. Mr. Merkle asked where they would be unloading and what time. They get deliveries starting at 6 am and will be using loading docks in the back of the building.

The applicants are on the agenda for the Town Board meeting on November 18, 2020

IV. Other Business

Chairman Cirocco addressed an email sent to the board from the building department regarding complaints about STA (5920 Seneca St). The complaints involve customers parking on the road and bright lights in the neighbor's house from both headlights and a light on the building. Mr. Cirocco said the parking lot appears to be inadequate for the business needs and that the applicant has been made aware of the complaints. The EPB will monitor the situation.

V. Adjourn Motion to adjourn at 8:03 pm by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary

