

05/17/11 Planning Board Minutes

TOWN of ELMA PLANNING BOARD
1600 Bowen Road Elma, NY 14059

MINUTES OF REGULAR MEETING –May 17, 2011

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held Tuesday, May 17, 2011 at 8:00 PM in the Elma Town Hall, 1600 Bowen Road, Elma, New York.

PRESENT:

Deputy Chairman James Millard
Member David Baker
Member Michael Cirocco
Member Anne Fanelli
Member Gregory Merkle
Member Robert Waver
Alternate Gregory Kalinowski

TOWN REPRESENTATIVES:

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

ABSENT:

Chairman Thomas Reid

I PUBLIC HEARING - TOWN CODE 59A-9(A)- (3) & (4)
WIRELESS TELECOMMUNICATIONS FACILITY - (100' Cell Tower)
Adjacent to Blossom Fire Company @ 1000 North Blossom Road
Developer: Upstate Cellular Network (Verizon Wireless)

It was unanimously decided by the EPB that the Public Hearing be cancelled until the next scheduled meeting on June 21, 2011 at 8:00 PM. Property owners within 500 feet will be notified and a legal notice of the Public Hearing will be published.

II APPROVAL OF MINUTES

Motion to approve the Minutes of April 19, 2011 as amended made by Deputy Chairman Millard and second by Anne Fanelli.

Ayes: 7. Nays: 0. Motion Carried.

III MOOG CORPORATE OFFICE BLDG (TWO STORY - 67,707 SQ FT)

400 Jamison Road, Elma (near 400 Expressway)

Architect Donald Aubrecht of Fontanese, Folts, Aubrecht et al and Richard Krantz, Facilities Operations Manager of Moog appeared before the EPB to present the proposed corporate offices building.

BUILDING: According to Mr. Aubrecht, the intent is to bring offices, currently in other buildings, into one location. The new two story facility will house: financial, accounting, resource and information technology, risk management and environmental. The floor plan was briefly reviewed. Asked by Anne Fanelli as to whether Moog had looked at the Motorola site, Mr. Aubrecht said that they did four years ago, had made an offer but that it was rejected. The proposed building will be on the same site as Building #20 on the hill, this to be set back by the two existing ponds. Architecturally it will be similar to the most recent addition to Building #20 but with two levels of entry. It will not be visible from Jamison Road, only from the driveways. At the northern end of the building front, the entrance will be at the upper level; and at the southern end of the building front, at the lower level. The hours of operation will be for one shift only, running from about 6:00-7:00 AM to 6:00-7:00 PM.

DRIVEWAYS: The driveway will be located on the west side of the ponds, using the same two driveways off of which this driveway will be located. There will be a driveway to the back of Building #20 to relieve traffic between buildings. It will also provide another exit. The driveway will have three lanes which includes a turning lane. There will be cut off lights along the driveways and in the parking lot but probably not along the roads in-between.

PARKING: There will be 295 parking spaces for an estimated 250-254 employees. About 30 more spaces will be for employee increases with the remainder for visitors. There is room for expansion in the future if needed.

LANDSCAPING/GREEN SPACE: Under the new DEC regulations, there will be green

space separating parking lanes with bio-swales that will drain into existing ponds. These will be planted with native plants and grasses. Moog will also be required to bring in permeable soil. Earth Dimensions has identified seven jurisdictional (Army Corps of Engineers) wetlands. Regulations state that Moog is allowed to disturb as much as 1/10 AC. (non-jurisdictional). According to Mr. Aubrecht, there will be "three areas disturbed but less than 1/10 AC". Some of the trees to be planted will be Red and White Oak, Austrian Pine, River Birch and various flowering crabs.

UTILITIES & SEWER: Electric, water, gas and fire protection will need to be provided. A generator will be on site. Computer and phone service will be fed from Building #20. The Sewer System will be tied into the Pump Station from Building #20 as well.

SEQR: The SEQR was reviewed by Deputy Chairman Millard with the EPB. Mr. Aubrecht requested that the "maximum vehicular trips generated per hour" be changed from "20 to 40 (upon completion of project)" on page 5, #20, B.1.g. and that the Town Board be notified of the change as well.

It was determined that Option 2. Page B-1 be selected. It stated that "The proposed action does not present any known concerns, but we would be interested in attending an informational conference if one is held".

Mr. Aubrecht also briefly described Moog Building #24 on Connelly Road, currently used for test operations and development for Boeing. It is an 11,000 square foot building and they wish to add another 2,000 square feet. It will house a pump room, storage and space for future capacity. He was told that the EPB would need a footprint of the building and the size of the addition before they could take any action.

IV SYLVIA'S PLACE SENIOR HOUSING - 2460 BOWEN ROAD (near Bullis)
Bryan Young of Young Development Inc., who was requesting Final Site Plan Approval, failed to submit final plans to the Building Department or the EPB prior to the meeting. He brought one set of the plans to the podium and gave them to the Deputy Chairman. Because he also failed to complete the revised EPB Checklist prior to the meeting as requested by the EPB and the Building Department, it was necessary for Deputy Chairman Millard to review and complete it during the course of the meeting.

Mr. Young submitted a survey. Asked about lighting details, he said that all of the lights

were on the building, shining down and "remaining on the property" with no lights in the parking lot. It was believed that all lights were 150 watts.

Asked about whether there were changes to the plans last submitted to the EPB on 2/14/11, Mr. Young said no. Subsequently a letter from the Erie County Department of Public Works was referred to and the changes suggested by them that he had made. When questioned by the Town Attorney Todoro, he could not provide a clear explanation of those changes and Erie County's determination as to who would be responsible for any accident (Bryan Young or the Town of Elma) should there be flooding. Other questions arose regarding Bullis Road and discharge due to flooding; if the road or the property becomes flooded; whether Erie County will be responsible. The Attorney requested a contingency motion until clarification is provided by Erie County at which time she will notify the Town Board.

Town Engineer Wyzykiewicz said that he had signed off on the SWWP with suggested changes. He said that "Mr. Young has done his job on his site but that flooding could come from the neighbors". In response Mr. Young said he "went to the two neighbors and made repairs to their yards".

Deputy Chairman Millard asked Mr. Young whether the minimum age requirement of 55 years old had changed as per his application for Special Use Permit. Mr. Young stated that he is requesting an ECIDA tax incentive which requires a minimum age of 62 for the duration of the incentive (seven years).

A motion was made by Michael Cirocco and second by Robert Waver to grant Final Site Plan Approval contingent upon:

- The Town Attorney getting clarification in a letter from Erie County regarding potential flooding and who will be responsible for damages.
- Approval from the Town Board regarding Sylvia's Place tying into the Pond Brook Sewer System.

Ayes: 6. Nays: 1. (Anne Fanelli) Motion Carried.

V SENIOR HOUSING CODE

A suggestion was made by David Baker that the Town needs a Senior Housing Code. Mr. Kalinowski felt that this was not necessary but that the ZBA could handle any unique circumstances not covered in the current Town Code. After further discussion amongst

EPB members, the following resolution was passed:

A motion was made by Michael Cirocco and second by David Baker to recommend to the Town Board that either a separate Senior Housing Code be developed or a Senior Housing Overlay to the current Town Code.

Ayes: 6. Nays: 1. (Gregory Kalinowski) Motion Carried.

VI FYI

Bldg Inspector's Reports – April 2011

ECB Minutes - Town Web Site

ZBA Minutes – Town Web Site

Town Board Minutes - Town Web Site

VII ADJOURN

Meeting was adjourned by unanimous consent at 10:15 PM.

Respectfully submitted,

Diane Rohl,
EPB Secretary