

12/20/05 Planning Board Minutes

The meeting on Tuesday, December 20, 2005 was called to order by Chairman Streif at 8:00 PM with the Pledge of Allegiance.

Members present: Dave Baker also: Joe Colern, Bldg Inspector
Michael Cirocco Jim Wyzykiewicz, Town Eng
Anne Fanelli Gene Stevenson, Water Supt
James Millard
Thomas Reid
Robert Waver
Fred Streif, Chairman

There was no meeting in November, so the minutes of the last meeting of October 18, 2005 were approved as submitted.

The first item on the agenda was a Site Plan Review for a milk plant expansion and approval of a construction driveway off Jamison Rd for Steuben Foods at 1150 Maple Rd. Matthew Edwards from Fontanese, Folts, Aubrecht, Ernst & Bammel Corporate Architects, Jeff Tedesco from Savarino Construction Services Corp and Tom Taggart Vice President of Engineering at Steuben Foods were all present for the meeting. Mr. Edwards began by requesting permission to construct a temporary stone access driveway off Jamison Rd to the westside (backside) of the existing building. It would be used for construction traffic only. Steuben will be expanding their existing warehouse. The driveway would have an access gate installed at Jamison Rd entrance as well as a culvert. The expected completion date for the warehouse expansion would be June 2006. The present driveway at Steuben has daily truck activity with tractor trailers parking and waiting to load and unload product. The construction driveway was used for construction traffic back in 1974. The old Western Electric Building now owned by Steuben Foods is about 720,000 sq ft. Steuben Foods presently occupies 260,000 sq ft and is now adding an addition of 75,000 sq ft for dry storage within the existing structure. Presently there is a dirt floor. A new roof, masonry walls, fire doors, sprinkler system, extra loading area and four (4) dock doors will be added. Demo plans were submitted to the engineering for review on drainage. The dry warehouse expansion will allow the closing of two other

warehouses and the 10 employees will be working at the Maple Rd facility. Water use and sanitation will not increase. There will not be a lighting impact. It was suggested the access driveway be left for fire access. It was recommended the entrance to the driveway be at least 30' and the remaining driveway will be about 15' wide. County approval on the curb cut is required as well as a culvert permit. Mr. Reid made the motion to accept the access road per the drawings with a minimum 30' entrance. Mr. Baker seconded the motion. Poll vote - 6 ayes. Motion carried. (Mr. Millard was not present at the time of voting).

A second proposed project for Steuben Foods is to add an 8,000 sq ft (80'x100') milk processing/receiving plant to the southside of the building not visible from the road. Mr. Taggart stated they purchase pasteurized milk from local dairy farms to make their products. The cost of buying the pasteurized milk from outside dairy farms is not cost effective. They would like to receive raw milk, pasteurize it themselves and then send it on to the main plant. There will be two (2) receiving bays to receive the raw milk, it will then be stored in silos along the back and then transferred on to the main plant. This addition is an automated self contained facility; only five new positions will be required. The current storage silos at the plant are 40' tall and 12' in diameter. The new silos will be 62' tall and 12' in diameter and will hold 50,000 gals of milk. The number of new silos to be added will be determined at the next Planning Board Meeting. Mr. Taggart has contacted the sewer authority regarding the increase in sewage of about an additional 10,000 gals per day. Water usage will also increase, as well as the use of natural gas. Unused milk goes to a collection tank in the main building and is distributed to local farms. The waste material that goes down the drain is treated for ph control and odor control and sent to the pumping station. They propose to begin construction February 2006 and should be complete by August 2006. A short form SEQR was filled out and submitted and a Type I SEQR was also submitted. Also required before approval is a letter from Jamison Fire Co. on the addition and the driveway, a letter from the County on the curb cut on Jamison Rd, a letter from the County approving the sewage/waste increase and the Town Engineer has reviewed and approved drainage. The matter is tabled until the January meeting.

The next item on the agenda is a Site Plan Review for Moog for a proposed addition to Building 6 Production Area and a cafeteria addition adjacent to Jamison Rd. Matthew Edwards from Fontanese, Folts, Aubrecht, Ernst, Bammel Architects and Joseph Maciag,

Facilities Operations Manager from Moog were present. Mr. Maciag stated Moog has had an increase in business and was just awarded a contract to build flight control systems for new X35 airplanes. Approximately 3,000 planes will be built over the next 25 years. Eighty (80) new engineering employees have been hired and after production and testing of the equipment they anticipate hiring another 90 to 100 employees. The addition will be a 14,000 sq ft Integration Lab constructed where the existing courtyard is. It will be a steel frame building made up of glass, brick and metal (slightly taller than existing building), with full sprinkler system, new roof and lots of exits and entrances. The existing loading/receiving door will be used but will be enlarged for the equipment. The old cafeteria will be used for mechanical space, the medical facility will be enlarged, the existing bathroom facilities will be updated and a new separate women's bathroom added, a 1,000 sq ft hydraulic pump room. There is a dedicated emergency service area. Chairman Streif would like a letter from Springbrook Fire District regarding direction and approval of the service area.

The second proposed project is a 3,200 sq ft pavilion like dining/meeting room, full function kitchen and vending machine space, with a 50' yard set back from front property line at Jamison Rd. The Town Engineer has approved the drainage. They would like to begin in March/April for the production area and a few months later begin the cafeteria. A Type I SEQR has been completed and submitted. Chairman Streif stated before final approval a letter will be required from Springbrook Fire District and a letter from the EC Health Dept on sanitation, no curb cuts is required. There are presently 858 parking spots, with 724 being used. Mr. Cirocco made the motion to approve the preliminary site plan for both the production lab and cafeteria additions, seconded by Mr. Waver. Poll vote- 6 ayes. Motion carried. (Mr. Millard was not present at the time of voting).

Mr. Millard arrived late to the meeting.

The last item on the agenda was a Final Site Plan Review for Stone Ridge Estates Subdivision on Rice Rd. Representing Stone Ridge Estates were Mark D. Alianello, PE and members of NRCC Colony Corp. The public hearing on the Rezone and the Drainage District is scheduled for January 18, 2006. New plans submitted show lots 15 & 17 have increased in size because the old barn on the property is being demolished, lot 6 has some added length and the road has extra length along the sides because of soil issues. Soil testing was discussed. An engineer at the EC Health Dept says there will be a condition

put on the lots at the back of this subdivision (by Tributary 13, that are greater than five acres) that they will need to have their sewage systems designed by an engineer not from the County Health Dept. Septic locations and designs were discussed. A low point was created in the road to direct drainage. Each individual deed will have incorporated into the deed restrictions the 75' setback for septic. The Town Board approved a Negative Declaration on the SEQR and found a Phase II Archaeological Study was not necessary. The DEC stated no permits are required. Chairman Streif made the motion the Planning Board will not have a Public Hearing on Stone Ridge Estates Subdivision. Seconded by Mr. Cirocco. Poll vote - 5 ayes, 2 - noes. Motion to approve carried. (Mrs. Fanelli and Mr. Reid voted no).

All minor changes submitted have been discussed and reviewed by the Planning Board and find no issues that would change opinions on the approval of the preliminary site plan.

Before final approval:

- a letter is required from the Erie County Health Dept on the septic
- maintenance and performance bonds need to be set (The Planning Board and Town Attorney set the amounts and length of time of the bonds). A cost of the infrastructure needs to be submitted before amounts can be set.
- Town Attorney approves the deed restrictions, performance bonds and maintenance bonds as acceptable.
- contact Fire Companies (Springbrook and Elma) to consider one (1) Fire District. The last four lots are in Elma Fire District. One Fire District will result in less confusion.

Mr. Reid made the motion the Planning Board recommends to the Town Board that this subdivision be redistricted and be covered by one (1) Fire District only. Poll vote - 7 ayes.

There was a brief discussion on stabilized shoulders and concrete gutters.

Old Business:

A letter was sent from the Town to Iroquois regarding the pond at the Athletic Fields on Woodard Rd. Iroquois has agreed to fill in the pond but doesn't say how they will resolve the drainage problem.

New Business:

Anne Fanelli will be attending the Association of Towns Meeting in New York City in February as a representative of the Town of Elma Planning Board.

Correspondence:

A letter has been sent to Building Solutions regarding unapproved site clearing and land disturbance.

Chairman Streif announced his resignation as Chairman and longtime member of the Planning Board. This will be his last meeting on the Planning Board and will now go on to serve on Elma's Conservation Board. He has proudly served 12 years as a member of the Board. It has been his pleasure and has enjoyed working with everyone. Mr. Cirocco spoke on behalf of the Board stating it has been a pleasure working with Fred and praised for his dedication and service to the Town of Elma. He will be greatly missed on the Planning Board.

There being no further business, the meeting was adjourned at 10:30PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary/Clerk