

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

MINUTES OF REGULAR MEETING ~December 19, 2023

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, December 19, 2023, 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
Alternate Thomas Reid*

ABSENT:

Member Robert Waver

TOWN REPRESENTATIVES:

*Phyllis Todoro - Town Attorney
Raymond Balcerzak - Asst Building Inspector
James Wzykiewicz – Town Engineer*

I. Approval of Regular Meeting Minutes from September 19, 2023

Gregory Merkle motioned to approve the Minutes of the EPB Regular Meeting held on September 19, 2023. James Millard 2nd motion. Motion approved.

II. Site Plan Review for a new 4,539 sq ft addition at 1050 Girdle Rd for Crossroads Christian Church Applicant Lucas James

Mr. Lucas James and Church Paster Pat Kleitz were present. The church is looking to expand due to an increase in attendance. Mr. James spoke about the proposal to add 4,539 sq feet to the church sanctuary by adding a wing on each side of the existing church. With the addition they will have 496 seats in the sanctuary. They are not adding any additional bathrooms. One lamppost in the parking lot will be moved over ten feet.

EPB reviewed the checklist:

Site & Building Details: provided a stamped survey and site plan showing engineered blueprints and design blueprints.

Lighting: on plans, Moving 1 lamppost over ten feet

Parking: have more than enough parking spaces to meet code

Drainage: town engineer had no issues with plan

Signage: no new signage

Landscaping: minimal new landscaping shown on plans to make look nice

Water Service & Septic System: No new water service. Do have a letter from the project engineer stating the existing septic system is good. Have asked EC Health Department for a copy of the plans. They are planning to put new sprinklers in the building.

Fire Department: They have contacted the fire department and are waiting for fire department approval.

II. Site Plan Review for a new 4,539 sq ft addition at 1050 Girdle Rd for Crossroads Christian Church Applicant Lucas James (Continued)

A motion was made by Charles Putzbach and Seconded by David Baker to give Preliminary Site Plan Approval contingent on approval from the fire department.

Yes-7 No-0 Motion Carried

The EPB reviewed the short form SEQR. Gregory Merkle 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 Michael Cirocco and Seconded by James Millard to give Final Site Plan Approval contingent on receiving approval from the Fire Department,

Yes-7- No-0

III. Other Business

Mr. Reid mentioned that he has noticed a very bright spotlight coming off the detailing business at the corner of Kinsley near Transit Rd. He stated that these bright lights could be hazardous to drivers coming around that corner. Mr. Balcerzak said he would investigate it.

Mr. Putzbach requested that a formal meeting between the Elma Planning Board and the Elma Zoning Board be arranged. The EPB agreed that this was a good idea. Chairman Cirocco volunteer to contact the zoning board to organize with them and come up with a date. Chairman Cirocco asked if Mr. Putzbach would come up with some agenda items for this meeting.

The EPB discussed cluster development and where they would be allowed.

IV. Adjourn *Motion to adjourn at 7:26 pm by unanimous consent.*

Respectfully submitted,

*Barbara Blair
Elma Planning Board Secretary*