

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

**MINUTES OF REGULAR MEETING ~April 16, 2024**

*The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, April 16, 2024, at 7:03 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.*

**PRESENT:**

*Chairman Michael Cirocco  
Member Michael Cleary  
Member James Millard  
Member Charles Putzbach  
Alternate James Lembke*

**TOWN REPRESENTATIVES:**

*Phyllis Todoro - Town Attorney  
James Wzykiewicz – Town Engineer  
Asst Building inspector Ray Balcerzak*

**ABSENT:**

*Member Gregory Merkle  
Member Robert Waver*

**I. Approval of Regular Meeting Minutes from March 19, 2024**

*Gregory Merkle motioned to approve the Minutes of the EPB Regular Meeting held on March 19, 2024. James Lembke 2nd motion. Motion approved.*

**II. Site Plan Review for a 20' x 100' shade structure @ 850 Maple Rd for Berner Farms**

**Applicant Leon Berner**

Applicant not present

**III. Site Plan Review for a new 100' x 80' metal building for Great Lakes Building Systems @ 3021 Transit Rd.**

**Applicant John Wojdan**

Mr. John Wojdan, owner of Great Lakes Building Systems, plans to build an 80' x 100 steel building at 3021 Transit Rd. He attended the March 2024 meeting and was asked to return with several items from the checklist. Mr. Wojdan attended the March 2024 Elma Town Board meeting and was given a preliminary business use permit. He provided a letter from the Elma Water Department. He has applied to the Erie County Division of Sewerage management and is waiting for final approval from them.

*A motion was made by Michael Cirocco and Seconded by Charles Putzbach to give preliminary approval.  
Yes-5- No-0 Motion Carried*

*The EPB reviewed the short form SEQR. The answer to #2 was changed from no to yes and initialed by the applicant. Michael Cleary made a motion to check box #2 on the SEQR, motion was seconded by James Lembke.  
Yes-5 No-0 Motion Carried*

*A motion was made by Michael Cirocco and Seconded by Michael Cleary to give final site plan approval contingent on receiving final approval from the Erie County Division of Sewerage management.  
Yes-5- No-0 Motion Carried*

**IV. Site Plan Review for a 14' x 45' addition for storage for the EMW Boys & Girls Club @ 2080 Girdle Rd Applicant James Mann**

James Mann represented the EMW Boys and Girls Club seeking approval for a 14' x 45' storage addition to the building at 2080 Girdle Rd. Telco Construction will be the contractor. The plan is to replace 3 old sheds with a storage addition so that the club will be able to store both maintenance equipment and play equipment. It will have access from a garage door on the outside and from the inside via double doors through the gymnasium. It will have 2 stories from storage. It will be made of the same type of material as the original building with a metal roof. The size was determined to meet the requirements for setbacks. There is no new water service, no sanitation, no landscaping, no new parking requirements. The one wall pack on the building will be moved and be the only light. There is a stamped survey on file with the building department.

*A motion was made by Michael Cirocco and Seconded by James Millard to give preliminary approval.  
Yes-5- No-0 Motion Carried*

*The EPB reviewed the short form SEQR. The answer to #17b was changed to no and initialed by the applicant. James Millard made a motion to check box #2 on the SEQR, motion was seconded by Michael Cleary.  
Yes-5 No-0 Motion Carried*

*A motion was made by Michael Cirocco and Seconded by Michael Cleary to give final site plan approval.  
Yes-5- No-0 Motion Carried*

**VI. Adjourn Motion to adjourn at 7:23 pm by unanimous consent.**

*Respectfully submitted,*



*Barbara Blair  
Elma Planning Board Secretary*