

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

MINUTES OF REGULAR MEETING ~May 21, 2024

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, May 21, 2024, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Chairman Michael Cirocco
Acting Chairman James Millard
Member Charles Putzbach
Member Robert Waver
Alternate James Lembke*

ABSENT:

*Member Michael Cleary
Member Gregory Merkle
Raymond Balcerzak - Asst Building Inspector
Phyllis Todoro - Town Attorney
James Wyzykiewicz – Town Engineer*

I. Approval of Regular Meeting Minutes from April 16, 2024

Charles Putzbach motioned to approve the Minutes of the EPB Regular Meeting held on April 16, 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

Mr. Leon Berner and Mr. Travis Berner returned to discuss plans to put up a 20' x 100' shade structure that will be used seasonally to protect the plants they are selling. It will be 20' x 100' so it is the same length as the existing building. It will have a green shade canvas on from spring through to about Nov 1. The applicant obtained a variance from the zoning board because the one corner setback will be about 48 1/2 feet from the road. The structure will have black top anchors to keep it from moving.

The checklist:

Site & Building Details: site plan provided showing a 20' x 100' structure. A stamped survey is provided.

Lighting: no new lighting

Parking: Entrance is off Maple Rd is. No new curb cuts. Erie County Highway approved.

Drainage: The town engineer gave his approval at previous meeting

Signage: no new signage

Landscaping: There is no new landscaping planned. A planter fence will be added.

Water Service & Septic System: Closest fire hydrant is across the street. No water in new structure

Fire Department: Jamison Road Fire Department is working on a letter.

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

*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 several missing answers were filled in and initialed by the applicant. James Millard made a motion to check box #2 on the SEQR, motion was seconded by Robert Waver.
Yes-5 No-0 Motion Carried*

*A motion was made by Robert Waver and Seconded by James Millard to give final site plan approval contingent on receiving final approval from the Jamison Road Fire Company
Yes-5- No-0 Motion Carried*

III. Other Business

There have been several applicants interested in the open board position. Chairman Cirocco will coordinate with Supervisor Clark and will set up some interviews. The current board members are invited to sit in on the interviews. Mr. Millard suggested the applicant provide a resume or something so they are familiar with their background.

IV. Adjourn Motion to adjourn at 7:12 pm by unanimous consent.

Respectfully submitted,



*Barbara Blair
Elma Planning Board Secretary*