

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

MINUTES OF REGULAR MEETING ~March 19, 2024

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, March 19, 2024, at 7:03 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Member Gregory Merkle
Acting Chairman James Millard
Member Charles Putzbach
Member Robert Waver
Alternate James Lembke*

ABSENT:

*Chairman Michael Cirocco
Member Michael Cleary
Raymond Balcerzak - Asst Building Inspector*

TOWN REPRESENTATIVES:

*Phyllis Todoro - Town Attorney
James Wzykiewicz – Town Engineer*

I. Approval of Regular Meeting Minutes from February 20, 2024

Gregory Merkle motioned to approve the Minutes of the EPB Regular Meeting held on February 20, 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 his son were present 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.

EPB reviewed the checklist:

Site & Building Details: site plan but has provided but has a 20' x 80' structure on. A stamped survey is needed.

Lighting: no new lighting

Parking: Entrance off Maple Rd is moving to the north. Needs to be put on site plan. No new curb cuts.

Drainage: The town engineer was present and gave his approval.

Signage: no new signage

Landscaping: There is no new landscaping planned.

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

Fire Department: Need fire department letter of approval.

The applicant was asked to return with a stamped survey showing the proposed structure and changes to the entrance and parking.

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 and Mr. Tim Shevlin presented plans to build an 80' x 100 steel building at 3021 Transit Rd. This steel building will be charcoal grey and arctic white. It will be used to house the Suppression division of the business as well as trailer storage. The applicant provided an updated set of plans.

EPB reviewed the checklist:

Documentation: The EPB is the lead agency. The applicant is attending the Elma Town Board meeting on March 20 to get approval of a preliminary business use permit.

Zoning: C-3

Site & Building Details: The applicant has provided property details, layout of multiple buildings, building elevations and intended use of the building.

Lighting: only wall packs on building facing down, details were provided. No parking lot lights.

Parking: EPB had no concerns about parking. Parking plan shown on the site plan. There are no new curb cuts or sidewalks.

Drainage: The town engineer reviewed the plans and had no issues with the drainage. No wetlands

Signage: no new signage on the plan

Landscaping: No landscaping. No new dumpster.

Water Service & Septic System: The building will have new bathrooms. The applicant needs to contact the Elma Water Department. The applicant has applied to the Erie County Division of Sewerage management and will be connected to the West Seneca Sewer system.

Fire Department: A letter from Blossom Fire Department was submitted.

The applicant was asked to return next month after obtaining a business use permit and letter of approval from the Elma Water Department.

