

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

**MINUTES OF REGULAR MEETING ~June 18, 2024**

*The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, June 18, 2024, at 7:00 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  
Member Robert Waver  
Alternate James Lembke*

**ABSENT:**

*Member Gregory Merkle  
Raymond Balcerzak - Asst Building Inspector*

**TOWN REPRESENTATIVES PRESENT:**

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

**I. Approval of Regular Meeting Minutes from May 21, 2024**

*James Millard motioned to approve the Minutes of the EPB Regular Meeting held on May 21, 2024. Robert Waver 2nd motion. Motion approved.*

**II. Site Plan Review for building renovations for a restaurant @ 6280 Seneca St Rd for TSG BBQ Applicant: Todd Huber**

Mr. Todd Huber returned to the EPB to review revived plans for a building at 6280. He had previously presented plans to the EPB to add an entrance way to this building under the address of 6272 Seneca St in February of 2023. The property at 6272 Seneca has been merged with 6300 Seneca and 6320 Seneca St to create one large parcel with multiple buildings Mr. Huber handed out paperwork to the board members. He told them this building will be used as an extension of TSG BBQ for them to host special functions. He will be adding an addition which will connect this building to the neighboring building. The new addition will have the bathrooms and an elevator. He received a variance from the zoning board to connect the two buildings. Mr. Huber stated that there will be access through the front of the building but also discharge in the rear of the building and that all the different levels have a stairwell that can be readily used. Mr. Huber said the existing parking will be expanded and will integrate 6300 Seneca St and utilize the back parking and a big loop. Chairman Cirocco asked what the total square footage was. Mr. Huber said the new footprint was 1700 S. F. When asked what the total seating would be, Mr. Huber said it was still up in the air but about 70 would be his guess. Mr. Huber also said that “there are some complimentary types of businesses that have expressed interest in integrating with the BBQ restaurant.” Mr. Millard noted that the plans provided do not show any parking. He asked Mr. Huber if it showed somewhere the number of parking spaces. Mr. Huber replied, “I can only say is that it has the ability of satisfying the parking spaces that are a part of that.” Chairman Cirocco asked the applicant if he had a stamped survey and he said he could furnish one for the EPB. There is only a partial survey provided with the previous application, but this was before the parcels were merged. The EPB looked up the code and discussed what to base the parking on. The code states 2 spaces are needed for every 5 seats or 3 for every 25 S.F. Mr. Huber stated a number of 85 seats.

**II. Site Plan Review for building renovations for a restaurant @ 6280 Seneca St Rd for TSG BBQ Applicant: Todd Huber**

The plans state a total of 157 occupants. Mr. Huber stated that there are 30 parking spots on the lower section and 30 up on top. Chairman Cirocco asked the board members, and everyone was ok with the parking. The applicant said he had letters from both the Elma Water Department and the fire department. The building department will need to confirm. Mr. Millard asked what materials would be used on the outside of the building. Mr. Huber plans to use vertical siding.

**The checklist:**

**Site & Building Details:** Have a partial stamped survey from previous application but it does not show all the parking on the property.

**Lighting:** will only be on the building. Will be downlit soffit lighting. Nothing new in the parking areas

**Parking:** No new curb cuts

**Drainage:** No wetlands. Town engineer approved plan

**Signage:** no new signage on the plan, will need to get a variance and permit for any signage added

**Landscaping:** No landscaping

**Water Service & Septic System:** Fire hydrant is across the street. Needs approval from the Erie County Health Department for the septic. The applicant said he had a letter from the Elma Water Department.

**Fire Department:** applicant said he has letter from Fire department

*A motion was made by James Millard and Seconded by James Lembke to give preliminary approval.*

*Yes-6- No-0 Motion Carried*

*The EPB reviewed the short form SEQR. The missing answers to #13 & #17 were filled in and initialed by the applicant. Michael Cirocco made a motion to check box #2 on the SEQR, motion was seconded by Robert Waver. Yes-6 No-0 Motion Carried*

*A motion was made by Robert Waver and Seconded by James Lembke to give final site plan approval contingent on receiving an updated and complete stamped survey, final approval and letter from the Fire Company, an approval letter from the Elma Water Department and an approval letter from the Erie County Health Department Yes-6- No-0 Motion Carried*

**III. Sketch Plan Review for a 13,104 SF metal building @ 6020 Seneca St for Bo Tucker Applicant Bo Tucker**

Mr. Bo Tucker and Mr. John Schenne spoke about a plan to build another pole building on Seneca St. This building will be at 6020 Seneca and will have the same floor plan as 6000 and 6010, It will be 72' x 182'. Mr. Tucker has applied for a business use permit for this building and will be attending the Elma Town Board meeting on June 19, 2024. Chairman Cirocco said they have seen the revised drainage plan. Mr. Schenne said they are still working with the town to finalize the drainage district and easements. When he was asked if the property behind these buildings was included in the drainage district, he said no it was not. Town Attorney Phyllis said that property needed to be included. Mr. Schenne said the detention basin in the back needs to be built but will not be done until they get final approval.

**III. Sketch Plan Review for a 13,104 SF metal building @ 6020 Seneca St for Bo Tucker**  
**Applicant Bo Tucker**

**The checklist:**

**Documentation:** Needs the business use permit

**Site & Building Details:** Have stamped survey, layout, and blueprints. Needs rendering with the correct colors on. Need to update plans to show correct parking

**Lighting:** LED wall packs

**Parking:** Parking will be the same as the other buildings, needs a letter from the Erie County Highway department about the new curb cut.

**Drainage:** No wetlands. Town engineer has seen the plans

**Signage:** no new signage on the plan

**Landscaping:** The tenant will do the landscaping

**Water Service & Septic System:** Needs to show Fire hydrant on the plans. Need approval from the Erie County Health Department for the septic. Mr. Schenne said they had applied for water service from the Elma Water Department.

**Fire Department:** Need a letter from the Spring Brook Fire Department

Mr. Tucker was asked what color this building will be. He said it would be white and black, Black roof, trim, wainscot, windows, and soffit and white on the lower section. Mr. Putzbach asked what the intended use of the building would be. Mr. Schenne stated it will be storage for MOOG. Mr. Millard asked if there will be parking in the front of the building as shown on the plans. Mr. Tucker said there would not be parking but the tenant will put landscaping there. The other buildings do not have parking in the front either. Mr. Millard said this needs to be shown on the plans.

Chairman Cirocco summarized what the applicant needs to return with to get approval. It includes a business use permit, an updated site plan with correct parking, blueprints with the correct colors, and letters from the Erie County Highway Department, Erie County Health Department, Elma Water Department and Springbrook Fire Department.

**IV. Other Business**

Mr. Huber asked to speak to the board about a project that was not on the agenda. He presented plans to add a storage building on property at 6150 Seneca St to be used by Montemaggiore Italian Restaurant. The plan is to buy a 10' x 16' shed and place it within the space to the side of the dumpster. The shed will be on a diagonal. Mr. Huber said he plans to expand the bank to create a pathway for accessibility. Mr. Huber said he would have to "enlarge and expand the footprint so there is access to get over there." The dumpster still needs to be enclosed, which will be done after the shed is placed. Mr. Millard asked if he was bringing in a lot of fill to expand the bank by 20 feet. Mr. Huber said just a little fill to use so have accessibility to get to the back. Mr. Millard asked about the change to the site plan.

Mr. Waver asked where the septic system was located. There was discussion about where the septic was. Mr. Huber said, "the accessibility there is all within my property, the expansion of that base is not changing the footprint of the slope, everything is in unison with what is there at present."

The shed will have power run to it to have a light installed.

There was no application for this project. Chairman Cirocco stated to note in the minutes that the board had reviewed the plans for the shed on the site and had no issues with it. There was no motion required.

V. **Adjourn** *Motion to adjourn at 8:10 pm by unanimous consent.*

*Respectfully submitted,*

*Barbara Blair*

*Barbara Blair*

*Elma Planning Board Secretary*