

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

**MINUTES OF REGULAR MEETING ~ November 16, 2021**

*The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, November 19, 2021, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.*

**PRESENT:**

*Chairman Michael Cirocco  
Member David Baker  
Member Michael Cleary  
Member Gregory Merkle  
Member Charles Putzbach  
Alternate Thomas Reid*

**TOWN REPRESENTATIVES:**

*Rosemary Bapst, Asst. Town Attorney  
James Wzykiewicz, Town Engineer  
Raymond Balcerzak, Asst Building Inspector*

**ABSENT:**

*Member James Millard  
Member Robert Waver*

**I. Approval of Regular Meeting Minutes from October 19, 2021**

*Mr. Baker pointed out a misspelled word. The word bond will be changed to bound. Mr. Reid motioned to approve the Minutes of the EPB Regular Meeting held on October 19, 2021. Mr. Merkle 2<sup>nd</sup> the motion. Motion approved.*

**II. Site Plan Review for a 30.6 KW ground mounted solar array @ Buyer Residence, 2601 West Blood Rd. Applicant: Buffalo Solar, Liam McMahon**

Quinn Porzio from Buffalo Solar and homeowner Michael Buyers returned seeking final site plan approval for plans to install a 30.6 ground mounted solar display for residential onsite use. The town granted a special use permit at the October 21, 2021.

Mr. Baker asked about the size requirement and the code. Mr. Merkle asked if it can be seen from Route 400. Mr. Buyers said no there is a row of tree screening it.

The EPB looked the location on google maps. Mr. Buyers showed them where he cleared some trees and where the panels will be located. They are up on a hill behind his residence. He plans to use the power to run his pool filter and heated enclosure year-round. Mr. Buyers talked about the federal tax credits he will be applying for. Mr. Porzio stated that as per NYS Fire Code there is a rapid shut down located on the exterior of the residence. The EPB reviewed the check list, and the plan meets all requirements.

The EPB reviewed the SEQR. Mr. Baker questioned the answer to question #5.

*The EPB reviewed the SEQR. Michael Cleary made a motion to check box #2 on the SEQR, motion was seconded by Charles Putzbach. Yes-5 No-1 (Baker). Motion Carried.*

*A motion was made by Thomas Reid and Seconded by Michael Cleary that the Elma Planning Board give final site plan approve for a ground mounted solar array at 2601 West Blood Rd  
Yes-6 No-0 Motion Carried*

**III. Site Plan Review for a 24' x 40' dry storage building for Building Solutions @ 6091 Seneca St Applicant: Todd Huber**

Applicant Todd Huber discussed his plan to build a 24' x 40' building to be used as dry storage for salt, straw, and other materials.

EPB reviewed the checklist:

*Site & Building Details:* The EPB clarified its location on the property. It is 700 feet from the road

*Lighting:* No lighting at this time, though he made add lights in the winter. The applicant was advised if he decides to add lighting in the future, he must meet with the Elma Building Department

*Parking:* Chairman Cirocco stated that there appears to be a driveway off Seneca St that is not on the plans. Mr. Huber was asked if he planned to keep that driveway to which he said yes it was a safer intersection. Chairman Cirocco told him he would need to provide a new drawing showing this driveway and a letter from the State DOT approving the new curb cut

*Drainage:* Mr. James Wyzykiewicz stated he had no concerns about the project and the drainage  
*Signage:* N/A

*Landscaping:* N/A

*Water Service & Septic System:* N/A

*Fire Department:* needs a letter from the local fire department

*A motion was made by Michael Cirocco and Seconded by Michael Cleary to give preliminary site plan approval based on contingents of needing a letter from the State DOT, a letter from the local fire department and a new drawing showing the new driveway*

*Yes-5 No-0 (Baker Abstained) Motion Carried*

*The EPB reviewed the SEQOR. Gregory Merkle made a motion to check box #2 on the SEQOR, motion was seconded by Michael Cleary.*

*Yes-5 No-0 (Baker Abstained) Motion Carried*

*A motion was made by Michael Cirocco and Seconded by Thomas Reid to give final site plan approval for a 24' x 40' dry storage building at 6091 Seneca Street with contingents that the applicant provide a letter from the State DOT regarding the new curb cut, a letter from the local fire department and a new drawing showing the new driveway*

*Yes-5 No-0 (Baker Abstained) Motion Carried*

**IV. Update on project at 6150 Seneca Street Applicant- Todd Huber**

At the request of the applicant this was added to the agenda by Chairman Michael Cirocco.

Mr. Huber followed up on the following.

1. A stormwater management report was completed by an engineer and reviewed by the town engineer. Mr. Wyzykiewicz acknowledged that he had reviewed the report.
2. The Spring Brook Fire Department reviewed the site and provided a letter to the Elma Building Department.
3. Mr. Huber mentioned a legal description of the property encompassing parking and dumpster was done.
4. A letter was received from John Schenne regarding the septic system. Mr. Huber stated that the existing septic tanks were made into "traffic tanks".

**V. Adjourn Motion to adjourn at 7:44pm by unanimous consent.**

*Respectfully submitted,*

*Barbara Blair*

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*Elma Planning Board Secretary*

