

TOWN OF ELMA PLANNING BOARD
1600 Bowen Road, Elma, New York 140
Phone: 716-652-3260

MINUTES OF REGULAR MEETING ~May 20, 2025

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, May 20, 2025, at 6:56 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

*Member Michael Cleary
Member Gregory Merkle
Member James Millard
Member Charles Putzbach
Member Robert Waver
Alternate James Lembke*

ABSENT:

Chairman Michael Cirocco

TOWN REPRESENTATIVES PRESENT:

*James Wyzykiewicz – Town Engineer
Raymond Balcerzak - Asst Building Inspector
Phyllis Todoro - Town Attorney*

I. Approval of Regular Meeting Minutes from April 15, 2025

Mr. Putzbach motioned to approve the Minutes of the EPB Regular Meeting held on April 15, 2025. Mr. Lembke 2nd motion. Motion approved.

II. Site Plan review for upgraded drainage and additional parking spaces @ 6010 & 6020 Seneca St for Moog Inc **Applicant Eric Bauer**

The board discussed the site plan for upgrading the drainage and additional parking spaces at the property on Seneca St. Mr. Bauer, representing the applicant, explained the work completed, which included tearing out the old parking lot, installing all new drainage, installing all new blacktop, and tying all the gutters into a single drainage system. A new catch basin was added in the front, and all drainage was directed to a retention pond at the rear of the property. The improvements addressed previous issues with degraded pavement and poor drainage. Board members noted that the work appeared to be done appropriately and to a high standard. Site improvements were completed as described, with all drainage tied into a single system and a new catch basin installed. The retention pond measures 60 by 55 feet.

Short Form SEQR (State Environmental Quality Review)

The board reviewed the short form SEQR for the project, reading each answer aloud. Acreages were specified as 0.81 acres, 0.38 acres, and 1.65 acres. The property is classified as a rural commercial forest. The retention pond was described as 60 by 55 feet, with gutters tied into the storm piping and the addition of one catch basin. All impact questions were answered, with most marked as 'no' or 'not significant.' There was a brief discussion about potential traffic increases due to the additional parking and use as a training center, but it was determined that the impact would not be substantial. The board agreed that the project would have no significant adverse environmental impact.

A motion was made by Michael Cirocco and Seconded by James Lembke. Motion passed that the project would have no significant adverse environmental impact, with all board members voting in favor.

Site Plan Approval Process

The board reviewed the checklist for final site plan approval, noting that there were no changes to the building design, lighting, or curb cuts. The improvements were limited to the parking lot and drainage. Drainage improvements were supported by new engineer drawings and approved by the town engineer. There are no wetlands, no new signage, no new water service, and no changes to fire access (which was considered improved due to the larger parking lot). Landscaping was discussed; while not critical, the board made final site plan approval contingent upon the applicant providing landscaping to the front of the building. The board did not require an additional approval letter from the state DOT or the fire department.

A motion was made by Michael Cirocco and Seconded by James Lembke to give preliminary site plan approval
Yes-6- No-0 Motion Carried

A motion was made by Michael Cirocco and Seconded by Robert Waver to give final site plan approval contingent on submission of a landscaping plan.
Yes-6- No-0 Motion Carried

III. Adjourn

Attendees were given the opportunity to ask questions or raise concerns. No additional questions or concerns were raised by the public or other attendees.

Motion to adjourn at 7:07 PM by unanimous consent.

Respectfully submitted,



Barbara Blair
Elma Planning Board Secretary