

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

MINUTES OF REGULAR MEETING ~February 17, 2026

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, February 17, 2026, at 6:57 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

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

TOWN REPRESENTATIVES PRESENT

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

ABSENT: *Member Michael Cleary*

I. Approval of Regular Meeting Minutes from November 18, 2025

*Mr. Putzbach motioned to approve the Minutes of the EPB Regular Meeting held on November 18, 2025.
Mr. Waver 2nd motion. Motion approved.*

II. Site Plan Review for an addition for St. Paul's Lutheran Church @ 370 Main St
Applicant- Robert Breidenstein

Jim Bammel of Bammel Architects has worked with St. Paul's for over a year since the church burned down.

The project is a site plan review for the reconstruction of St. Paul's Lutheran Church at 370 Main Street, following a fire that destroyed the original church.

The new sanctuary and two new bathrooms will be added behind the existing parish hall. The previous church had no plumbing.

The plan includes necessary parking for events and the congregation.

Changes Since Preliminary Approval

- The building was downsized
- Ancillary spaces, classrooms, and meeting rooms were removed entirely.
- The "Narthex" (connector space) between the existing building and the new addition was reduced from 40 feet to 20 feet.

**II. Site Plan Review for an addition for St. Paul's Lutheran Church @ 370 Main St
(Continued) Applicant- Robert Breidenstein**

Approvals and Documentation

- The fire department's approval was received via email.
- Erie County approvals, including the septic design, have been submitted.
- A letter from the Elma Water Department was referred to but not included in the board's packet.
- There was discussion about whether a drainage district is needed.
- Town engineer verbally approved the drainage

The EPB reviewed the short form SEQR. The answers for question #12 & #13 were changed and initialed by the applicant representative. Mr. Cirocco made a motion to check box #2 on the SEQR, the motion was seconded by Mr. Lembke. Yes-6 No-0 Motion Carried

A motion was made by Gregory Merkle and Seconded by James Millard to give final site plan approval contingent on a letter of approval from Elma Water. Yes-6- No-0 Motion Carried

**III. Site Plan Review for adding a 9 vs 9 soccer field @ 7110 Seneca St for Sahlen's Sports Park
Applicant Jim Bammel**

Applicant: Jim Bammel of Bammel Architects representing Sahlen's for athletic fields at 7110 Seneca Street.

- The plan includes improved drainage with better grading; roadside cut directs flow back toward the field; field graded at ~8% pitch suitable for professional turf; series of flat drains leading west to a drainpipe to an existing ditch.
- Fencing for softball with a 4-foot fence at the home run wall. A temporary fence will allow for an overlay soccer field.
- Lighting: 60-foot poles; fixtures include heads at top and lower mounts; coverage guaranteed for play. Dark sky compliance: Dark sky friendly; light spill under 1 foot-candle at the street; all fixtures shielded.
- Parking: The design includes additional parking near the field for teams. The parking ties into existing parking lot and parking is considered sufficient. Practical considerations: Attendees will park where convenient. Overload parking is located closer to the field; street parking not sensible; property access is at the far end.
- Applicant reaffirmed parking for both teams available near the field on overload.
- Existing house: Remains on property
- Fire department access: Marked N/A due to open site and multiple access points; no structures necessitating specific fire access.
- A special use permit required for the project has already been approved by Elma Town Board

III. Site Plan Review for adding a 9 vs 9 soccer field @ 7110 Seneca St for Sahlen's Sports Park Applicant Jim Bammel (Continued)

The EPB reviewed the short form SEQR. Mr. Cirocco made a motion to check box #2 on the SEQR; the motion was seconded by Mr. Millard. Yes-6 No-0 Motion Carried

A motion was made by Robert Waver and Seconded by James Lembke to give final site plan approval
Yes-6- No-0 Motion Carried

IV. Adjourn

Motion to adjourn at 7:21 PM by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary