

A regular meeting of the Elma Town Board was held on Wednesday, May 20, 2026, at 7:00PM at Elma Town Hall, 1600 Bowen Road, Elma, New York, with the following members:

Supervisor	Wayne Clark
Councilman	Leroy Kupczyk
Councilman	Joséph Macaluso
Councilman	James Malczewski
Councilman	Daryl Nolan

Also:

Building Inspector	Joseph Colern
Highway Superintendent	Howard Diehl
Water Superintendent	Brian Nolan Jr
Town Attorney	Phyllis Todoro
Sewer Plants	Timothy Walczyk
Town Engineer	James Wyzykiewicz

The meeting was opened with the reciting of the Pledge of Allegiance.

Councilman Malczewski made the motion, and Councilman Macaluso seconded the motion to amend the minutes from the April 15th, 2026, meeting as follows: to accept lead agency on a short form SEQR and issue a negative declaration for 6177 Seneca St for a 4 unit multiple dwelling under Springbrook multiple dwelling overlay Town Code section 144-142.8--144.142.14. Correspondence received from County Department of Planning and Spring Brook Fire Company. Ayes-5. Noes-0. Carried.

Department Reports:

Building Inspector Joseph Colern presented the monthly report for April 2026 with 24 permits issued, fees collected of \$10,0001.30 with an estimated value of construction \$3,168,670.

Water Superintendent Brain Nolan Jr noted the Elma Water Department Annual Report has been approved and will be available to the residents shortly.

Highway Superintendent Howard Diehl noted a 36" culver pipe on Meadowbrook Lane will be replaced next week.

Councilman Malczewski made the motion, and Councilman Nolan seconded the motion to approve a negative declaration of a short form SEQR for McDermott Consulting LLC at 5761 Seneca St, Elma NY. Ayes-5. Noes-0. Carried.

Councilman Malczewski made the motion, and Councilman Kupczyk seconded the motion to approve a Business Use Permit for McDermott Consulting LLC at 5761 Seneca St, Elma NY for employee benefits consultant, Medicare agent and office administration. The Building Inspector notes sign permit required for advertising sign and fire inspection required within 30 days of occupancy. Ayes-5. Noes-0. Carried.

Councilman Nolan made the motion, and Councilman Kupczyk seconded the motion to approve a negative declaration of a short form SEQR for Comairco US Holdings Inc at 991 Maple St, Elma NY. Ayes-5. Noes-0. Carried.

Councilman Nolan made the motion, and Councilman Kupczyk seconded the motion to approve a Business Use Permit for Comairco Holdings Inc at 991 Maple St, Elma NY for repair, design and sale of air compressor. The Building Inspector notes sign permit required for advertising sign and fire inspection required within 30 days. Ayes-5. Noes-0. Carried.

Councilman Kupczyk made the motion, and Councilman Macaluso seconded the motion to approve a Preliminary Business Use Permit for 6177 Seneca St-4 Unit Multiple Dwelling at 6177 Seneca St, Elma NY for residential 4-unit multiple dwelling with grandfather section of code 144-142(N). Also, the following codes are grandfathered: 144-142.13(C) (E) two renderings and landscape; 144-142.14 (E) max lot coverage; 144-142.14 (I) parking; 144.142.14(J) landscaping; 144-142.14 (B) lot depth 300"; 144-142.14 (D) height and to refer back to the Planning Board under section 144-141 A (2). Ayes-5. Noes-0. Carried.

Councilman Macaluso made the motion, and Councilman Kupczyk seconded the motion to approve a Music Permit for The Cove at 4701 Transit Rd, Elma NY. This is a yearly permit for music outdoors. Ayes-5. Noes-0. Carried.

May 20, 2026

Councilman Macaluso made the motion, and Councilman Kupczyk seconded the motion to approve the 2025 Agreement with EMW Football in the amount of \$5,000,000 and the 2026 Agreement with EMW Boys & Girls Club in the amount of \$62,500,000.

Ayes-5. Noes-0. Carried

Councilman Malczewski made the motion, and Councilman Macaluso seconded the motion to approve Mongaup River Solar Escrow Agreement for the payment of municipal expert expenses with a limit of \$35,000 for 7331 Seneca St, Elma NY solar project. Ayes-5. Noes-0. Carried.

Councilman Nolan made the motion and Councilman Malczewski seconded the motion to approve the resolution amending the 2026 adopted budget for demo & repairs at the Old Highway Garage as follows: WHEREAS, the Town must demo the old highway garage and make repairs to the remaining building roof, and WHEREAS, while these repairs and demolition have no effect on the total 2026 adopted budget, the changes do make it necessary to transfer budgetary appropriations between certain appropriation codes, NOW, THEREFORE, be it RESOLVED, that the Town Board hereby authorizes the amending of the 2026 budget as follows: Decrease Appropriations: A 599 Appropriated Fund Balance \$ 200,000.00. Increase Appropriations: A 5132.406 Highway Garage Demo & Repairs \$ 200,000.00. Ayes-5. Noes-0. Carried.

Councilman Malczewski made the motion, and Councilman Macaluso seconded the motion to approve the bid for replacing exterior doors at the Senior Center to Grosso Door & Hardware Inc at the total cost of \$20,345. The only bidders for this project. Ayes-5. Noes-0. Carried.

Councilman Kupczyk made the motion, and Councilman Macaluso seconded the motion to approve Gerald Panella for the part time laborer position at \$25.50 per hour. Ayes-5. Noe-0. Carried.

Councilman Nolan made the motion, and Councilman Malczewski seconded the motion to add the following items to the Agenda from the Work Session. Approval of a Water department promotion, additional repairs at the old highway garage and amending the Employee Handbook. Ayes-5. Noe-0. Carried.

Councilman Nolan made the motion, and Councilman Kupczyk seconded the motion to approve the promotion of Brain Bader at the Water Department to Water Maintenance 2 at \$34.91 per hour. Ayes-5. Noes-0. Carried.

Councilman Nolan made the motion, and Councilman Malczewski seconded the motion to approve the additional expenses for the old highway garage repairs at the cost of \$2000 to United Precision Construction Services LLC and \$2000 to Innovative General Contracting to complete the demo work. Ayes-5. Noes-0. Carried.

Councilman Nolan made the motion, and Councilman Kupczyk seconded the motion to approve amending the Employee Handbook to include the Juneteenth holiday for all non-union employees to match the Union contract. Ayes-5. Noes-0. Carried.

Supervisor Clark set a public hearing date of June 17th, 2026, for Transit Auto Detail at 2161 Transit Rd for a Special Use Permit for car sales, repairs, trucks and storage.

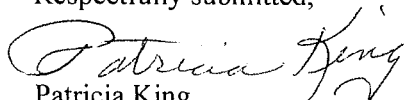
Councilman Kupczyk made the motion, and Councilman Macaluso seconded the motion to approve Vouchers/Warrant #5 claim #275 thru #365 as follows: General Fund \$62,717.97; Highway Fund \$19,758.16; Water District \$92,093.99; Special District \$14,556.19. Ayes-5. Noes-0. Carried

All have received the Planning, Zoning and Conservation Board agendas and minutes that apply.

The next Work Session will be on June 17th, 2026, at 6:00PM with the Town Board meeting to follow at 7:00PM. This will be the same for the months of July and August 2026.

Councilman Macaluso made the motion, to adjourn the meeting at 7:45pm. All in favor.

Respectfully submitted,


Patricia King,
Town Clerk

A Special Bid opening was held on Monday, May 18, 2026, at 10:00AM at the Elma Town Hall, 1600 Bowen Road, Elma, NY to replace exterior doors at the Senior Center and HVAC rooftop heating/cooling at the Elma Library. Present for the bid opening were Deputy Town Clerks Tara Grambo. The sealed bids received will be reviewed at the Work Session on May 20th, 2026, at 6:00pm.

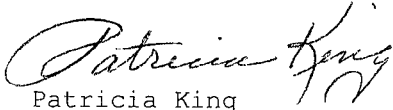
Bid received as follows:

Senior Center

Grosso Door & Hardware Inc	Front Door	\$11,104
	Kitchen Exit	\$2,998
	TV Roon Exit	\$3,245
	Hall Exit	\$2,998
	Total	\$20,345

No bids were received for the HVAC rooftop heating/cooling system for the Elma Library.

Respectfully submitted,


Patricia King
Town Clerk