

A regular meeting of the Elma Town Board was held on Wednesday, June 17, 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	Joseph 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-Absent
Town Engineer	James Wyzykiewicz

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

Making the legal notice for the Public Hearing on a Special Use Permit for Transit Auto at 2161 Transit Rd, Elma NY for car sales, repair, tow trucks and storage. Supervisor Clark opened the public hearing at 7:00pm. Speaking for the project was Al Hassan property owner, no one spoke against the project. Supervisor Clark closed the public hearing at 7:05pm.

Councilman Malczewski made the motion, and Councilman Nolan seconded the motion to approve the minutes from the May 20, 2026, meeting. Ayes-5. Noes-0. Carried.

Department Reports:

Building Inspector Joseph Colern presented the monthly building report for May 2026 with 38 permits issued, fees collected of \$6,007.30 with an estimated value of construction of \$1,461,895.00.

Water Superintendent Brian Nolan Jr noted fire hydrant maintenance and flushing of the hydrants will start next week and the water department building has been all cleaned from the water break. Highway Superintendent Howard Diehl noted the Hot Box trailer has been delivered and the culver pipe on Meadowbrook Drive has been replaced.

Town Attorney Phyllis Todoro is working on the employee and residency requirements for the handbook and Local Law to be amended.

Councilman Malczewski made the motion, and Councilman Kupczyk seconded the motion to approve a negative declaration of a short form SEQR for Bases Loaded Sport Collectibles at 7570 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 Bases Loaded Sport Collectibles at 7570 Seneca St, Elma NY for retail sales of sports cards and memorabilia. The Building Inspector notes permit required for interior remodel, permit required for advertising signs. Ayes-5. Noes-0. Carried.

Councilman Nolan made the motion, and Councilman Kupczyk seconded the motion to approve a negative declaration on a short form SEQR for a Special Use Permit at 2161 Transit Road, Elma NY for Transit Auto. Ayes-4. Noes-0. Abstain-1. (Councilman Macaluso abstained). Carried.

Councilman Nolan made the motion, and Councilman Kupczyk seconded the motion to approve the Special Use Permit for 2161 Transit Road, Elma NY for Transit Auto for car sales, repair, tow trucks and storage. Ayes-4. Noes-0. Abstain-1. (Councilman Macaluso abstained). Carried.

Councilman Nolan made the motion, and Councilman Malczewski seconded the motion to add and item to the agenda. Ayes-5. Noes-0. Carried.

Councilman Nolan made the motion, and Councilman Kupczyk seconded the motion to approve the single bid received from DMS Mechanical Services LLC at the cost of \$58,825. for replacement of the HVAC rooftop heating/air conditioning unit at the Elma Library, a grant was also received to help fund the project by the Library. Ayes-5. Noes-0. Carried.

Councilman Kupczyk made the motion, and Councilman Macaluso seconded the motion to approve the Town of West Seneca Cooperative Agreement with Erie County Water Authority and the Town of Elma. Ayes-5. Noes-0. Carried.

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Councilman Malczewski made the motion to table hiring a consultant for 7331 Seneca St project then rescinded his motion for the following.

Councilman Nolan made the motion, and Councilman Malczewski seconded the motion to approve contingent upon the escrow payment from Fernando Cimato of \$35,000 to hire Wendel for consultant services on for the solar project at 7331 Seneca St. Ayes-5. Noes-0. Carried.

Councilman Malczewski made the motion, and Councilman Macaluso seconded the motion to approve soliciting lead agency for the SEQR at 7331 Seneca St, Elma NY for a solar project. Ayes-5. Noes-0. Carried.

Councilman Macaluso made the motion, and Councilman Nolan seconded the motion to approve hiring Lorigo Law Office for pending litigation at the cost of \$337.50 per hour. Ayes-4. Noes-1. (Councilman Malczewski voted no). Carried.

Councilman Nolan made the motion, and Councilman Kupczyk seconded the motion to approve the court clerk training conference for Brenda Berry; September 2026 in Albany NY at the cost of \$535. w/o tax. Ayes-5. Noes-0. Carried.

Councilman Kupczyk made the motion, and Councilman Macaluso seconded the motion to approve Tina Powell as part time assessor at the pay rate of \$24.00 per hour and to approve Robert Caleb for a summer water department laborer at the pay rate of \$18.00 per hour. Ayes-5. Noes-0. Carried.

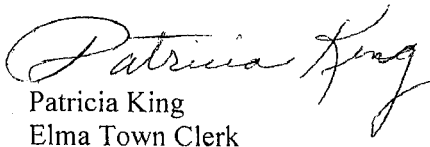
Councilman Malczewski made the motion, and Councilman Nolan seconded the motion to approve Vouchers/Warrant #6; claim #366 thru #450 as follows: General Fund \$30,841.41; Highway Fund \$79,943.65; Water District \$21,878.82; Special District \$12,775.48. Ayes-4. Noes-1. (Councilman Macaluso voted no, did not review). Carried.

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

The next Work Session will be July 15th, 2026, at 6:00pm and the Town Board meeting to follow at 7:00PM.

Councilman Kupczyk made the motion, and Councilman Nolan seconded the motion to adjourn the meeting at 7:45pm. All in favor.

Respectfully submitted,


Patricia King
Elma Town Clerk

NOTICE IS HEREBY GIVEN that the Town Board of the Town of Elma, County of Erie, will be holding a public hearing at the Elma Town Hall, 1600 Bowen Rd., Elma, NY on the 17th day of June 2026, at 7:00 p.m. for the purpose of a special use permit for 2161 Transit Road for the sale of new and used vehicles and repair of vehicles, under Chapter 60 of the Elma Town Code. All persons interested may be heard at this time.

Town of Elma Advertisement for bids for the replacement of HVAC rooftop heating/air-conditioning unit at the Elma Public Library 1860 Bowen Road, Elma NY 14059

Sealed bids for the replacement of a HVAC rooftop heating/air-conditioning unit at the Elma Public Library, 1860 Bowen Road, Elma, NY 14059 will be received by the Elma Town Clerk at her office in the Town Hall, 1600 Bowen Rd, Elma, NY on or before 10:00 am local time June 15, 2026. The bids will be publicly opened and read aloud in the Town Clerk's Office, Elma Town Hall, 1600 Bowen Rd., Elma, NY on June 15, 2026, at 10:00 am.

Specifications may be obtained or examined at the office of the Building Department, 1600 Bowen Road, Elma, NY during regular office hours Monday through Friday 8:00am to 4:00pm.