

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

MINUTES OF REGULAR MEETING ~April 21, 2026

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, April 21, 2026, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

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

TOWN REPRESENTATIVES PRESENT

*Phyllis Todoro - Town Attorney
Raymond Balcerzak - Asst Building Inspector*

ABSENT:

*Member Robert Waver
James Wyzykiewicz – Town Engineer*

I. Approval of Regular Meeting Minutes from March 17, 2026

Mr. Millard motioned to approve the Minutes of the EPB Regular Meeting held on March 17, 2026. Mr. Merkle 2nd motion. Motion approved.

- II.** The meeting opened with a moment of silence for longtime resident Joe Gauthier, Sr., recognizing his service to the community and the Elma Fire Company.

III. Site plan review for a 60' x 115' storage building for Cellino Plumbing @ 611 Bullis Rd
Applicant : Lucas Cellino

The meeting focused on a site plan review for a new storage/warehouse building for Cellino Plumbing as presented by Mike Berger from Sutton Architecture . The applicant proposes a 60' x 115' (approximately 6,900–7,000 sq ft) pole-barn structure for material storage, truck loading/unloading, and an expanded employee parking lot across three related parcels. The board discussed parcel configuration, building height classification (primary vs. accessory), zoning compliance, setbacks, drainage, lighting, parking, signage, landscaping, septic location, fire department review, wetlands, and documentation updates.

Following a review, the board determined that the new storage building will be the principal structure and the existing house will be an accessory building, thus negating the need for a height variance.

- The board concluded they have sufficient information to grant preliminary approval. The applicant will need to update several items on the plan before final approval is given.
- Required updates include correcting the property address on the application, showing parking space dimensions, detailing lighting, identifying the septic location, and obtaining a review from the fire department and the town engineer for the drainage plan.

III. Site plan review for a 60' x 115' storage building for Cellino Plumbing @ 631 Bullis Rd
(Continued) Applicant : Lucas Cellino

The checklist:

Documentation: No variances required. Has existing business use permit

Zoning: C-2

Site & Building Details: The building will be corrugated metal with 2 shades of grey, one lighter & 1 darker. Applicant was asked to provide a survey showing the correct property lines.

Lighting: Need to provide lighting details

Parking: Adding 24 additional parking spots, and the spots will be 9' x 20'

Drainage: Town engineer needs to approve plan

Signage: No signage on the plan. If future signage is desired, the applicant must return to the building department for review under size/lighting limits.

Landscaping: Landscaping is not required; need to remove conflicting plan notes unless plantings are proposed. No new dumpsters on site

Water Service & Septic System: No new water service or septic, need to show location of septic system on plan

Fire Department: Need to show location of fire hydrant on the plan. Need approval letter from the fire department

Mr. Cirocco made a motion to give preliminary site plan approval; the motion was seconded by Mr. Putzbach.
Yes-6 No-0 Motion Carried

IV. Adjourn

Motion to adjourn at 7:39 PM by unanimous consent.

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary