

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

MINUTES OF REGULAR MEETING ~August 18, 2026

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, August 18, 2026, at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

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

ABSENT:

*Member Michael Cleary
Member Gregory Merkle*

TOWN REPRESENTATIVES

PRESENT

Phyllis Todoro - Town Attorney

ABSENT

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

I. Approval of Regular Meeting Minutes from July 21, 2026

Mr. Waver motioned to approve the Minutes of the EPB Regular Meeting held on July 21, 2026. Mr. Lembke 2nd the motion. Motion approved.

II. Site Plan Review to for a new 13K gallon liquid nitrogen tank for MOOG @ 611 Jamison Rd
Applicant Matthew Edwards

Project presented by Caterina Gnecco from Buffalo Construction Consultants and John Haley from MOOG

- Integrating a 13,000-gallon tank at the site; placed on a concrete pad behind the building. Ensured truck delivery turning radius avoids obstruction to emergency vehicles.
- Tank height is approx. 39 feet.
- Single pipe runs from pad to service room in building.
- Placement aligns with former external facilities (old Motorola building area), maintains ADA considerations, no pedestrian disruption.
- Existing runoff/catch basins (three) to accommodate adaptations/pull-offs/concrete pads.
- Using same style tank and supplier as existing installations at Plant 20 (Space Systems Group) and Plant 6 (Aircraft). Boulders and fencing provide protection; established delivery procedures practiced at Plant 20.
- The site had no LN2 tank previously; this is an addition, not a replacement.

II. Site Plan Review to for a new 13K gallon liquid nitrogen tank for MOOG @ 611 Jamison Rd (Continued) Applicant Matthew Edwards

EPB reviewed the checklist

- Zoning: Industrial.
- Documentation present: stamped survey, property detail, layout, building blueprints (no colors/finishes).
- Lighting noted on plan.
- Parking: no addition, no removal; no impact.
- Drainage: no impact; on hard pack; runoff directed to existing basins.
- No signs, landscaping, water service, additional hydrants; no storm water/DOH requirements.
- Fire Department awareness letter requested Contingency added.

A motion was made by James Millard and Seconded by Charles Putzbach to give preliminary site plan approval Yes-5 No-0 Motion Carried

The EPB reviewed the short form SEQR. Answer to question 13 a was changed to no and initialed by representative. Michael Cirocco made a motion to check box #2 on the SEQR; the motion was seconded by James Lembke . Yes-5 No-0 Motion Carried

A motion was made by Michael Cirocco and Seconded by Robert Waver to give final site plan approval contingent on approval letter from the Spring Brook Fire Department. Yes-5 No-0 Motion Carried

III. Site Plan Review for a 9100 S. F. commercial building @ 6030 Seneca St Applicant Bo Tucker

Property owner Bo Tucker and engineer John Schenne presented project

- project was presented as a sketch plan in July 2025
- Erie County Health Department concerns about presumed state wetland.
- NYS Supreme Court invalidated the NYS wetland law as it applied to the site; Health Department now approves septic.
- Provided letters: Erie County Health approval and Elma Water letter; hydrant locations shown; signage minimal (small building signs).
- Fire department has no objection verbally; formal letter expected after meeting on September 4. confirmed striped lots, including handicap; dimensions 10x20, with plans available.
- Window sizes consistent with other buildings
- Stormwater collected in back; discharges onto adjacent properties owned by Mr. Tucker after detention basin per town requirements. flows directed to a 35x50 ft detention basin

**III. Site Plan Review for a 9100 S. F. commercial building @ 6030 Seneca St
Applicant Bo Tucker (Continued)**

A motion was made by Charles Putzbach and Seconded by James Lembke to give preliminary site plan approval Yes-5 No-0 Motion Carried

The EPB reviewed the short form SEQR. Michael Cirocco made a motion to check box #2 on the SEQR; the motion was seconded by James Millard.

Total disturbance currently just under 1 acre for the new building; prior 3.8 acres included combined sites (6020 and 6030). updated "physically disturbed acreage" to 1 acre for current action; applicant initialed correction. Yes-5 No-0 Motion Carried

A motion was made by Michael Cirocco and Seconded by Robert Waver to give final site plan approval contingent on approval letter from the Spring Brook Fire Department. Yes-5 No-0 Motion Carried

IV. Other Business

SEQR # 182 for 850 Bullis Road partial rezone from residential 'C' to commercial 'C' for proposed storage building and office addition

The Elma Town Board took lead agency; Planning Board asked to provide updated SEQR motion/comment.

Michael Cirocco Motioned to check box 1- proposed action does not present any concerns to this agency. James Millard seconded the motion. Yes-5 No-0 Motion Carried

VI. Adjourn

Motion to adjourn at 7:27 PM by unanimous consent.

Minutes created from recording of meeting

Respectfully submitted,



Barbara Blair

Elma Planning Board Secretary