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

MINUTES OF REGULAR MEETING ~October 20, 2026

The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, October 20, 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

TOWN REPRESENTATIVES PRESENT

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

ABSENT: *Member Michael Cleary*
Member Gregory Merkle

I. Approval of Regular Meeting Minutes from September 15, 2026

Mr. Waver motioned to approve the Minutes of the EPB Regular Meeting held on September 15, 2026. Mr. Lembke 2nd the motion. Motion approved.

II. Site Plan Review build a 80' x 125' top-soil storage building for K & R Day Trucking at 850 Bullis Rd Applicant Brad Day

Applicant Brad Day of K & R Day Trucking proposed an 80' x 125' pole barn (front open, concrete base) for top-soil storage at 850 Bullis Road. Prior rezone approved, special use permit pending. Existing house on site to be demolished (asbestos clearance complete; demo permit pending). Access will be via existing K & R Day Trucking facility; no new driveway off Bullis Road. No tractor trailers/semis; dump trucks only. Two parcels currently; intent to consolidate in future but reviewed as separate parcels now. Building colors to match existing shop (green/beige); Exterior lighting: two downward-facing fixtures at front wing walls; to be drawn on plan and a basic light. No parking lot or customer/employee parking at this building; material storage only. Drainage: swales proposed; town engineer to review/approve. No signage proposed. Landscaping: optional berm near gas line; not required and not part of approval; applicant may install without needing to return. Fire access: letter from fire department required for all buildings. Windows: none proposed; board discussed typical visual treatments but agreed to waive windows due to open-front storage function and minimal road visibility. Setbacks: Side setback requirement is 10 ft (C-2). Board requested explicit value on plan; applicant agreed to meet/exceed code. Buffer: 100-ft residential buffer remains; rezoning intentionally left portion residential as neighbor buffer.

Stephanie and Robert Wilkinson (adjoining homeowners at 900 Bullis Road) expressed concerns: potential expansion of operations, early-hours noise (lights at ~5:00 AM, backup alarms, tailgate slams, equipment loading, engine idling), impact on home value/quality of life; article referenced possible road salt storage not reflected in minutes; asked about DEC requirements, drainage to pond/railroad; asked whether any outside storage would occur (board clarified the special use permit is for indoor topsoil only, no outdoor piles).

II. Site Plan Review build an 80' x 125' top-soil storage building for K & R Day Trucking at 850 Bullis Rd Applicant Brad Day (Continued)

Board response: Salt is not part of the current application; any change in stored material would require Town Board review of use permit, likely a new special use permit and SEQR, plus DEC approvals. Drainage to be retained on-site; town engineer to confirm; flow direction toward railroad noted. Maintained 100-ft residential buffer; tree clearing within buffer would require returning to board.

*A motion was made by Michael Cirocco and Seconded by Robert Waver to give **preliminary approval** with contingencies: (1) Special Use Permit (topsoil storage) approval by Town Board, (2) Town Engineer approval of drainage, (3) Fire Department letter. Colors to match existing building to be noted in minutes/plan; lighting locations/type to be sketched/identified on plan; windows waived due to use. Applicant to note side setback value on plan meeting/exceeding code.*

Yes-5 No-0 Motion Carried

The EPB reviewed the short form SEQR. The answer to question 14 was filled in and initialed by the representative. Michael Cirocco made a motion to check box #2 on the SEQR; the motion was seconded by James Millard . Yes-5 No-0 Motion Carried

*A motion was made by James Lembke and Seconded by Charles Putzbach to give **final site plan approval** contingent on Special Use Permit, Town Engineer drainage approval, Fire Department letter. Town Board to set public hearing for special use permit (meeting to set hearing scheduled on 10-21-2026. Yes-5 No-0 Motion Carried*

III. Adjourn

Motion to adjourn at 7:40 PM by unanimous consent.

Barbara Blair

Barbara Blair
Elma Planning Board Secretary