

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

**MINUTES OF REGULAR MEETING ~ March 16, 2021**

*The Regular Meeting of the Town of Elma Planning Board, hereinafter referred to as the EPB, was held on Tuesday, March 16, 2021 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.*

**PRESENT:**

*Chairman Michael Cirocco  
Member David Baker  
Member Michael Cleary  
Member James Millard  
Member Robert Waver  
Member Charles Putzbach*

**TOWN REPRESENTATIVES:**

*Phyllis Todoro, Town Attorney  
James Wzykiewicz, Town Engineer  
Raymond Balcerzak, Asst Building Inspector*

**ABSENT:**

*Member Gregory Merkle  
Alternate Thomas Reid*

**I. Approval of Regular Meeting Minutes from February 19, 2021**

*Mr. Putzbach motion to approve the Minutes of the EPB Regular Meeting held on February 16, 2021. Mr. Baker 2<sup>nd</sup> the motion. Motion approved.*

***Note: Chairman Cirocco mentioned that there had been a change to the agenda. He stated that only the 4 items on the agenda would be discussed at this meeting.***

**II. Site Plan Review for overflow parking lot @ 6831 Seneca St for Sahlen's Sports Park**  
***Applicant: Anthony Occhino***

Mr. Lee Occhino was present to speak for his brother Mr. Tony Occhino who was unable to attend. He spoke about the proposed plan to add an overflow parking area for Sahlen's Sports Park @ 6831 Seneca St. The new parking area will help to alleviate patrons parking on the road. Mr. Occhino discussed the new drainage plan. The new plan includes a drainage ditch designed to take the water to the back of the property. This plan will help the adjacent neighbor buy keeping water from going on that property. Mr. Jeff Markello, who owns the adjacent property at 6861 Seneca St was present. He said he had spoken to Mr. Occhino concerning the drainage situation and not wanting any more water on his property. They agreed that the new plan with the berm and drainage ditch should take care of the drainage situation. Town Engineer Jim Wzykiewicz agreed, stating the drainage plan was acceptable. Mr. Markello also asked if there would be any new lights in the new lot. Mr. Occhino said there are no lights on the plans. Mr. Millard asked if patrons parked on the street because there were no other parking spots available. Mr. Occhino explained that this is not always the case. They are discussing with the property owner, Mr. Joe Sahlen about putting up signs indicating there is no parking on the street. Mr. Millard asked about the

**II. Site Plan Review for overflow parking lot @ 6831 Seneca St for Sahlen's Sports Park**

**Applicant: Anthony Occhino (Continued)**

10-foot berm. Mr. Occhino stated it probably would not be 10 ft high, more like 5-6. Mr. Markello indicated that this berm would help with car highlights shining in his yard as well as the residence next door. The EPB asked that the berm be a minimum of 4 ft but no higher than 10 feet. Mr. Millard asked if it would be grass and mowed. Mr. Occhino stated it would be. Mr. Millard asked what the surface of the parking area will be. Mr. Occhino stated it will be millings. The checklist was reviewed, and all applicable material has been provided. The EPB and Town Attorney agreed that the SEQR did not need to be reviewed.

*A motion was made by Robert Waver and Seconded by James Millard to give preliminary site plan approval. Yes-6 No-0. Motion Carried.*

*A motion was made by James Millard and Seconded by Robert Waver to give final site plan approval. Yes-6 No-0 Motion Carried.*

**III. Site Plan Review for new outdoor patio and expanded parking lot @ 5781 Seneca St for Bravo Café Applicant: Phil Pattacciato**

Carmela Pattacciato, owner of Bravo Café presented plans to add permanent outdoor seating and pave an additional section of the parking lot. New patio will be out front of the restaurant. It will have 4-5 tables with seating for 16-20 patrons. Tables will have umbrellas and there will be some sort of barrier around the patio. The EPB looked at the location on Google maps and made some suggestions to make to the present plans to better represent the changes that are being made. There was much discussion about moving the location of the handicap spots. Carmela noted they wanted to move the handicap spaces to be closer to the door. Mr. Millard asked what door the server will be using. They will be coming out the front door. Mr. Putzbach made suggestions on adding a fencing or wall around the patio. Mr. Baker asked that the dimensions of the spaces be put on the plans. The EPB reviewed the checklist. There is no additional lighting, curb cuts, signs or landscaping. There are no changes to the waster service or fire services. The plans will need to be reviewed by the town engineer. Carmela mentioned that they will be attending the next town board meeting to update their business use plan. Chairman Cirocco made note that the EPB board does not have any issues with the project. They will need to see new plans, however. Carmela was given a checklist of changes to make and asked to return to a future meeting.

**IV. Site Plan Review for 2000 sf 2 story addition to existing building @ 3021 Transit Rd for Great Lakes Building Systems, Inc**

**Applicant: John Wojdan**

Mr. John Wojdan owner of Great Lakes Building Systems, Inc., John Schenne of Schenne and Associates and Phil Silvestri with Silvestri Architects spoke about a plan to add an addition to 3021 Transit Rd.

Mr. Wojdan will be moving his business office from Cheektowaga to this location. The plan is to add 2000 sq. ft by expanding the front of the building by 15 feet and add a 2<sup>nd</sup> story. The existing 50 feet of the building will be torn down and the addition added. The front of the building will be office space and the back 9000 sq. ft will remain warehouse space. Mr. Schenne went over the site plan. There are no changes to the driveway or existing culverts. He discussed the drainage plan as presented. There will be a new roadside sign in front and the property will be landscaped with new trees and plants. There will be 6 additional LED wall pack lights, some on the north side and some on the west side of the building. The back section of the property will remain the same. Mr. Silvestri showed rendering of the building. It will be aluminum panel, brick and spandrel glass. The EPB discussed adding additional fencing or updating the existing fence between the neighboring residence. Employee parking will be in the back of the building and will not be stripped. The presented lighting plan was discussed.

**EPB reviewed the checklist:**

*Zoning:* commercial- C-3

*Site & Building Details* – provided

*Lighting* – on plan

*Parking-* make sure they are on the plans.

*Drainage* - approval by town engineer.

*Signage* – on plan

*Landscaping* – on plans but would like more screening or fence between residential neighbors.

*Water Service & Septic System-* need letter from water department and EC Health Department

*Fire Department-* need letter from fire department.

**V. Site Plan Review for 36' x 56' addition to 591 Pound Rd for Stony Mfg.**

**Applicant: James Wyzykiewicz**

Mr. Jim Wyzykiewicz representing Stony manufacturing presented a plan to add a 2000 Sq. Ft addition to their existing business at 591 Pound Rd. The addition will be built on an existing paved parking lot area. The building materials used will match the existing building with the same color siding and roof. There will be not additional lighting on the new addition. There is no new plumbing in this building. There will not be any additional employees. The current parking lot will be expanded on the south side to give more access for trucks and additional parking spaces. The property is zoned industrial. The EPB reviewed the checklist, and all applicable material was submitted including stamped plans and survey, blueprints and a letter from The Spring Brook Fire District.

V. Site Plan Review for 36' x 56' addition to 591 Pound Rd for Stony Mfg.  
Applicant: James Wyzykiewicz (Continued)

The EPB reviewed the SEQR, Michael Cirocco made a motion to check box #2 on the SEQR, motion was seconded by Robert Waver Yes-5 No-0. Motion Carried.

A motion was made by Michael Cleary and Seconded by Charles Putzbach to give preliminary site plan approval. Yes-6 No-0. Motion Carried.

A motion was made by Charles Putzbach and Seconded by Robert Waver to give final site plan approval Yes-6 No-0 Motion Carried.

VI. Adjourn Motion to adjourn at 8:11pm by unanimous consent.

Respectfully submitted,

Barbara Blair  
Elma Planning Board Secretary