

02/27/07 Conservation Board Minutes

TOWN of ELMA CONSERVATION BOARD

REVISED DRAFT - MINUTES OF REGULAR MEETING û February 27, 2007

I The Regular Meeting of the Town of Elma Conservation Board, hereinafter referred to as the ECB, was held on Tuesday, February 27, 2007 at 7:00 p.m. in the Conference Room at the Elma Town Hall, 1600 Bowen Road, Elma, NY.

PRESENT:

Chairman Bryant Zilke

Member Raymond Boy

Member William Massaro

Member Glenn Reinhardt

Member Marc Schneckenberger

Member Kenneth Schroeder

Alternate/Recording Secretary Diane Rohl (Substitute for William Jackson)

ABSENT:

William Jackson

II MINUTES OF JANUARY 23, 2007

Motion to Approve Minutes by Kenneth Schroeder and Second by Glenn Reinhardt.

Ayes: 7. Nays: 0. Motion Carried.

III COMMUNITY OUTREACH & EDUCATION PROGRAM

A. Draft Letter to Other Boards û Tabled

B. Draft Letter to Other Organizations û Tabled

C. Draft Letter to Potential PDR Applicants û Tabled

Motion to Table Items A., B., and C. by Bryant Zilke and Second by Marc Schneckenberger. Ayes: 7. Nays: 0. Motion Carried.

Bryant Zilke handed out maps of Elma that outlined parcels of 50 acres or more, and

parcels of 10 acres or more. William Massaro offered to use the map as a guideline and identify the owners and their addresses of parcels 50 acres or more. This information is to be the start of the inventory of parcels in Elma as required by local law. In addition, the information may be helpful in identifying farmers who would be interested in participating in the next round of Purchase of Development Rights (PDR) Grants offered by the New York State Department of Agriculture and Markets.

IV LEAD MEMBERSÆ SITE EVALUATION

A. Identification System û It was decided to remain with the current numbering system for Land Conservation Easements, that is consecutively numbered based upon when they are received.

B. Final BDR û LCE #001 - Glenn Reinhardt completed the final BDR (Baseline Documentation Report) for this Applicant. The BDR was accepted by the ECB and subsequently tabled until further notice.

C. Draft BDR LCE #002 and LCE #003 û Glenn Reinhardt is working on these reports but the volume of snow has made it impossible to complete certain aspects of these reports. He will continue as the weather permits.

D. LCE #004 û An application was received this past week and will be processed by Glenn Reinhardt with the other two applications waiting for completion.

V AT TAXPAYERSÆ EXPENSE û League of Women Voters 1/23/07

Raymond Boy attended this meeting on behalf of the ECB. According to Mr. Boy it tended to be a platform for more centralized development and was presented in a rather philosophical forum as opposed to a plan of action.

VI PDR GRANT UPDATE

According to Bryant Zilke, the Town of ElmaÆs Grant Administrator has not received the Contract Agreement between New York State and the Town of Elma. Until the Contract is approved, no further action can be taken..

VII RIGHT TO FARM LAW

Recently Bryant Zilke attended a meeting of the Erie County Farmland Protection Board. Farmland protection issues were reviewed and support was approved for PDR programs including ElmaÆs recently approved PDR Grant. The President of the Erie County Farm

Bureau has been unavailable to discuss the Right to Farm Law. Therefore this item was tabled until the March 27th Meeting.

VIII PROPOSED REVIEW OF CONSERVATION EASEMENT PROGRAMS

Diane Rohl provided information from the NYS Association of Towns regarding land conservation easements:

- A. ORPS - The Uniform Standard û Chapter 1020 of the Laws of 1983 authorizing creation of land conservation easements;
- B. ORPS - Rules of Real Property Tax Administration: Sec. 199-8.1 Administration and judicial review & 199-8.2 Tax map and assessment roll entries.
- C. ORPS - Opinions of Counsel on Assessments
- D. Land Trust Alliance - LCE Tax Credits
- E. Government Law Outline û Abstract on potential of LCE in NYS
- F. Rensselaer-Taconic Land Conservancy û Land Preservation

IX DISCUSSION

- A. Six Month Moratorium by Town Board û The ECB discussed the desirability of having a joint meeting with the other Town Boards. Bryant Zilke will contact Supervisor Nolan regarding setting an agenda.
- B. Guidelines for Inclusion/Exclusion in LCE Properties û The ECB determined it needed to develop a more specific set of guidelines. Tabled pending legal review by the Town Attorney of the law regarding easements.
- C. Recommendations for ECB Alternate - Individual ECB Members will solicit some local farmers to determine interest and later make a recommendation to the Town Board as someone to be interviewed.
- D. Membership in WNYLC û ECB supports the WNYLC. A voucher for annual membership of \$50 will be charged against the ECB Budget.
- E. Guest Speaker û March Meeting û Diane Rohl suggested that it might be helpful for the ECB to be more knowledgeable about Elma Building Codes. She will invite the Building Inspector to attend the March 27th Meeting.

Motion to Approve Items A. û E. Made by Glenn Reinhardt and Second by Raymond Boy. Ayes: 7. Nays û 0. Motion Carried.

X ITEMS FOR INFORMATION

- A. Mailing to Potential LCE Applicants - A follow up letter was sent by Diane Rohl,

Recording Secretary, on behalf of the ECB, to landowners who picked up an Application Folder at the Town Hall. Several calls of interest have been received as a result.

B. WNYLC PACE PGM û Marilla Planning Board 3/6 @ 6:30 PM

C. ELMA TOWN BOARD MEETING û 3/7 @ 8:00 PM

D. AFT/WNYLC PDR PGM û 3/15 @ 6:00 PM

E. ECDE&P û Stormwater Conference û 3/27 @ 8-5 PM

F. Proposed Senate Bill S.469 for Permanent Federal Tax Incentive û LCE

G. Building InspectorÆs Report January 2007

H. Printing Budget Information

I. Elma Planning Board Agenda 2/28/07

J. Elma Planning Board Minutes 1/23/07

Motion to Adjourn at 8:45 PM Made by Marc Schneckenberger and Second by William Massaro. Ayes: 7. Nays: 0. Motion Carried.

Respectfully Submitted,

Diane Rohl,
Recording Secretary