

# TOWN of ELMA CONSERVATION BOARD

## January 24, 2006 – Minutes of Regular Meeting

The first meeting of the Town of Elma Conservation Board, hereinafter referred to as the Board, was held on Tuesday, January 24, 2006 at 8:15 PM in the Conference Room at the Elma Town Hall, 1600 Bowen Road, Elma, New York, with the following members present:

Chairman Fred Streif                      Absent: Alternate Kenneth Schroeder  
Member Raymond Boy  
Member William Jackson  
Member William Massaro  
Member Glenn Reinhardt  
Member Marc Schneckenberger  
Member Bryant Zilke  
Alternate Diane Rohl

Also present: Supervisor Michael Nolan  
                    An Elma land owner interested in a tax abatement

Supervisor Nolan had to unlock the Town Hall door which resulted in a fifteen minute delay in the opening the meeting. Chairman Fred Streif called the meeting to order. Board Members introduced themselves. Supervisor Nolan remained for about five minutes and gave a brief overview of the Town Board's philosophy regarding the importance of maintaining "green space" in the Town of Elma.

Chairman Streif handed out the following materials:

- List of Board Members with addresses and phone numbers
- Press Release regarding Elma Conservation Board
- Town of Elma Code: Sec. 145-Conservation Board
- Town of Elma Code: Sec. 146-Conservation Easements
- DRAFT-Town of Elma Greenprint Ranking Criteria (March 4, 2004)
- Format for Filing a Conservation Easement (Town of Orchard Park)

The meeting was interrupted briefly so that Mr. Ken Schaff could take a picture of the Board that would accompany the Press Release.

By unanimous consent Diane Rohl was appointed as Recording Secretary and William Massaro was appointed as Substitute Recording Secretary in Diane's absence.

In addition to the handouts, the following were offered by the Chairman and various members of the Board as resources for familiarizing Board Members with land conservation issues, laws, rules, regulations and existing plans:

- Elma Master Plan - Inventory of properties (District Clerk's Office)
- Elma Building Code – Elma Building Department & Elma Public Library
- Internet: [Google Earth](#); [erieco.gov](#); [elmany.com](#);
- Books: [Holding our Ground](#); [Protecting the Land](#); [Conservation Finance](#).

Organizations: WNY Land Conservancy  
American Farmland Trust  
Niagara Resources Conservation Services

There was discussion amongst the Board Members regarding the impact of uncontrolled growth on local property owners and added costs of governmental services. Questioned were why property owners might seek land conservation easements and how this program should be offered. The concepts of granting property tax reductions, and land purchases by the Town and/or jointly with New York State for preservation of green space were explored. It was decided that advertising of the land conservation program should not be done until the Board has developed definite criteria for measurement and qualification, and an application form.

Chairman Streif indicated that it was his goal to have a tax abatement plan to present to the Town Board in the near future.

Because the Board members have varying levels of experience in land conservation, it was decided that it would be helpful to have some experienced speakers address the Board. It was suggested that Chairman Streif contact John Whitney to determine if he would be available on Tuesday, February 7<sup>th</sup> at 8:00 PM in the Town Hall Conference Room.

The Press Release as drafted by Chairman Streif was reviewed and discussed by the Board. It was decided by consensus that Diane Rohl should revise the document as discussed and submit it to Ken Shaff. (attached)

Meeting was adjourned by Chairman Streif at 10:15 PM.

Next Regular Board Meeting: Tuesday, February 28, 2006.

Respectfully submitted,

Diane Rohl,  
Alternate/Recording Secretary

2/28/06 APPROVED AS PRESENTED

MOTION: Byrant Zilke SECOND: William Jackson. AYES: 7 NAYS: 0