

## TOWN of ELMA CONSERVATION BOARD

### March 22, 2006 – MINUTES OF SPECIAL MEETING

A special Meeting of the Town of Elma Conservation Board, hereinafter referred to as the Board, was held on Wednesday, March 22, 2006 at 7:00 PM in the Conference Room at the Elma Town Hall, 1600 Bowen Road, Elma, New York.

#### **PRESENT:**

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

**GUEST SPEAKER:** Kandace Wittmeyer, Elma Town Assessor, distributed to each ECB member a folder containing the following:

- List of the Duties of an Assessor
- Explanation of the Uniform Percent
- Explanation of the Equalization Rate
- List of Web Sites for Real Property Tax Information
- Leaflet: Real Property Tax in NYS – Common Myths & Misunderstandings
- Leaflet: Planning for Tomorrow-Preserving the Character of Marilla

The Assessor informed the ECB that in 2007 the Equalization Rate for the Town of Elma will be decreasing from 6.0% to 5.5%, thereby increasing the current value of properties. She explained the requirements relating to Uniform Percent and Equalization Rates. She also explained how Wilkins comes out and surveys the sales in Marilla, Elma and Lancaster to establish values in the Town of Elma. She also said: "The value of farm land according to the law states current use, not potential use." Bryant Zilke requested that the Assessor send a letter to ORPS attorney for clarification on applicability of Conservation Easement to various tax classifications. She agreed to contact him.

**MINUTES OF 2/8/06 MEETING:** Motion to Approve by Bryant Zilke; Second by William Jackson. Ayes-7. Nays-0. Motion carried.

**MINUTES OF 2/28/06 MEETING:** Motion to Approve by Bryant Zilke; Second by Glenn Reinhardt. Ayes-7. Nays-0. Motion carried.

**PREPARATION FOR 3/28/06 MEETING:** Various forms relating to the application process were discussed. For the 3/28/06 meeting the Chairman requested that members review the Application Form, Instruction Form, Procedure Form, and the Greenprint Ranking Criteria Form. Diane Rohl will incorporate the suggested changes into a new Application Form. Diane and Marc Schneckenberger will work on the Instruction Form.

**ECEMC:** It will not be possible to have rotating members attend since the organization requests one representative only. Therefore Fred Streif will represent the ECB. Others can still attend if they want to.

**MONITOR LANDS WITH CONSERVATION EASEMENTS:** William Jackson distributed the Land Conservation Easement Agreement for Springbrook Shores which he obtained from the Town Attorney. Mr. Jackson raised the following questions:

1. How is the Town protected?
2. How are we (ECB) going to manage the properties having easements?
3. Is there any money set aside in the Town budget to do this?

According to Mr. Jackson, "NYS Law says for purposes of eminent domain, the Land Conservation Easement can be purchased. NYS Law requires this in case the purpose no longer makes any sense, or for purposes of eminent domain."

**REGIONAL COMPREHENSIVE PLAN:** Mr. Streif handed out five computer disks containing this information.

**ADJOURN:** Motion made to adjourn at 9:45 PM by Raymond Boy, Second by Bryant Zilke. Ayes-7. Nays-0. Motion carried.

Respectfully submitted,



Diane Rohl,  
ECB Recording Secretary