

TOWN of ELMA CONSERVATION BOARD

April 25, 2006 – MINUTES OF REGULAR MEETING

The Regular April Meeting of the Town of Elma Conservation Board, hereinafter referred to as the Board, was held on Tuesday, April 25, 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 Raymond Boy
Member William Jackson (arrived at 7:30 PM)
Member William Massaro
Member Marc Schneckenberger
Member Bryant Zilke
Substitute Kenneth Schroeder (for Glenn Reinhardt)
Alternate & Recording Secretary Diane Rohl

ABSENT:

Member Glenn Reinhardt

OTHERS:

James Wzykiewicz, (8:00)
Town Engineer

MINUTES of 3/22/06:

Motion to approve by Bryant Zilke and Second by Raymond Boy. Ayes:7 Nays: 0.
Motion carried.

MINUTES OF 3/28/06:

Motion to approve by Fred Streif and Second by Bryant Zilke. Ayes: 7 Nays: 0.
Motion carried.

APPROVAL OF DRAFT COVER LETTER, INSTRUCTIONS, APPLICATION, PROCEDURE AND CONSERVATION EASEMENT AGREEMENT:

Chairman Fred Streif requested that the ECB approve all Forms. (These were distributed by him as a packet prior to the Meeting.) Discussion ensued and it was decided that since Fred had not as yet heard from the Town Attorney that it would be premature to approve the Forms. Bryant Zilke also expressed concern that the ECB had not heard from the Town Assessor regarding what specific taxes are covered by any easement agreement.

DRAFT APPLICATION FOR OPEN SPACE PROTECTION & LAND

CONSERVATION EASEMENT: The revised Application Form was amended with the stipulation that the sign-off signatures of the following Town officials involved during the application process be on the back of the form indicating that they had reviewed the application and noted either their approval or disapproval (if required) after each: Town Clerk, Elma Conservation Board, Town Assessor, Building Inspector and Town Attorney. It was also suggested that the Forms have a tracking system indicating year and application number and a space for comments if needed by each official.

Motion to Approve by Bryant Zilke and Second by William Massaro.
Ayes-7. Nays-0. Motion carried.

DRAFT INSTRUCTIONS FOR APPLICATION FOR OPEN SPACE

PROTECTION & LAND CONSERVATION EASEMENT: Amend Item 2. Delete sentence #2. Amend Item #10. Delete sentence #3.

Motion to Approve as amended by Fred Strief and Second by William Jackson.

Ayes-7. Nays-0. Motion carried.

DRAFT PROCEDURE FOR FILING APPLICATION FOR OPEN SPACE

PROTECTION & LAND CONSERVATION EASTMENT: It was agreed that this should be an internal document and not for public use. Marc Schneckenberger made the following suggestions to revise this form: Amend Item #3. Delete sentence #3 and move to the end of Item #4. Add the following to Item #3. "The proposed parcel will be qualitatively evaluated. If the proposed parcel meets the qualitative criteria, the application process will proceed." Add to Item #4. "...and fills out the field evaluation form". From Item #3: "If required, the Elma Town Attorney will be brought into the discussion by the Lead ECB Member."

Motion to Table by William Jackson and Second by Marc Schneckenberger.

Ayes -7. Nays - 0. Motion carried.

DRAFT CONSERVATION EASEMENT AGREEMENT FORM: (Format from Orchard Park)

Chairman Streif requested of the ECB that this Form be approved. There was consensus that final approval by the ECB should not be done until the Town Attorney has given his approval.

Motion to Table by William Jackson and Second by Marc Schneckenberger.

DRAFT TOWN OF ELMA GREENPRINT RANKING CRITERIA: There was considerable discussion amongst ECB members regarding what type of criteria should be used and what format it should take; and how the parcel should be evaluated to meet the criteria in the Town Master Plan.

Motion by Fred Streif to accept the Town of Elma Greenprint Ranking Form as the criteria for determining the acceptance of a parcel and Second by Ken Schroeder.

Ayes - 2. Nays - 5. Motion denied.

It was the consensus of the ECB that William Jackson and Marc Schneckenberger should collaborate on developing some type of qualitative form in place of the Greenprint Ranking Criteria Form and it should be ready for the next ECB Meeting.

DRAFT COVER LETTER TO APPLICATION FORM: Suggestions were made by Marc Schneckenberger to re-arrange and slightly revise the Cover Letter originally submitted by Glenn Reinhardt. The revised Letter should be emailed to all ECB members for their review.

PURCHASE DEVELOPMENT RIGHTS (PDR) GRANTS: Chairman Fred Streif requested a volunteer to assist "Connie", the Elma Town Grant Writer, in writing a grant. If the grant application was awarded, the State would pay 75% and the Town would pay 25% to purchase the approved parcel(s).

MONEY FOR GREENSPACE: There was a brief discussion regarding money which will need to be allocated in the Town Budget for maintenance of greenspace within subdivisions, parks, recreation areas, etc.

DRAFT OF PRESS RELEASE: Chairman Fred Streif said that the Elma Town Press was requesting information on the ECB and that the ECB should consider a press release at this time. The consensus on the ECB was that there needs to be an informational pamphlet developed prior to the release of any information regarding the application process for a land conservation easement.

CONSERVATION EASEMENT OF SPRINGBROOK SHORES PATIO HOME DEVELOPMENT: Consensus of the ECB is that the hour is too late to review this document. It will be added to the May Meeting Agenda.

BUILDING INSPECTOR: Mr. Wyzykiewicz suggested we talk to Joseph Colern directly regarding including him in the review process. He also expressed his opinion regarding his preference for cluster development in subdivisions over larger residential lots.

ADJOURN:

Motion to adjourn at 10:15 p.m. by William Jackson and Second by Bryant Zilke.
Ayes – 7. Nays - 0

Respectfully submitted,

Diane Rohl,
ECB Recording Secretary