

TOWN of ELMA CONSERVATION BOARD

**August 22, 2006 – MINUTES OF REGULAR MEETING**

I The Regular Meeting of the Town of Elma Conservation Board, hereinafter referred to as the Board, was held on Tuesday, August 22, 2006 at 7:00 p.m. 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

Member William Massaro

Member Bryant Zilke

Kenneth Schroeder (Substitute for G. Reinhardt)

Recording Secretary Diane Rohl (Substitute for M. Schneckenberger)

**ABSENT:**

Glenn Reinhardt

Marc Schneckenberger

**IIa. MINUTES OF 7/25/06**

Motion to Approve as amended by William Massaro and Second by Raymond Boy.

Ayes: 7 Nays: 0. Motion carried.

**IIb. LETTER TO WNY LAND CONSERVANCY (WNYLC)**

As a result of the amendments to the Minutes of 7/25/06, there was further discussion regarding Springbrook Shores and the initial involvement by the WNYLC in that conservation easement process. Based upon the Board's concerns for "loop holes" in the current Conservation Easement Agreement with Springbrook Shores as identified by an experienced attorney from the WNYLC; and in an attempt to preserve open space for future generations, it was determined that the ECB, in an effort to protect the Town of Elma, seek advice before entering into any other easement agreements. Therefore it was decided that Bryant Zilke and William Jackson would write a letter to the WNYLC.

Motion to Approve by Bryant Zilke and Second by William Massaro.

Ayes: 7. Nays: 0. Motion carried.

**III ECB BASELINE DOCUMENTATION POLICY**

According to William Jackson who designed this document: "It is intended to define whatever the easement is designed to protect. There are no prohibitions in here."

Item 6. was expanded to clarify the process and Item 8. was changed from three to four copies of the BDR, the fourth copy to be attached to the final easement agreement and filed in the Erie County Clerk's Office as a permanent record.

Motion to Approve as amended by William Jackson and Second by Bryant Zilke.

Ayes: 6 Nays: Fred Streif. Motion carried.

Motion to Adopt the ECB Baseline Document Policy as amended by Bryant Zilke and Second by William Jackson.

Ayes: 6 Nays: Fred Streif. Motion carried.

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**IV DRAFT PAMPHLET: OPEN SPACE FOR TOWN OF ELMA**

After reviewing the pamphlet changes were suggested. William Jackson and Diane Rohl will work together to incorporate the suggestions and make any further revisions they deem necessary. Upon completion, a draft copy will be emailed to all ECB members for final comments and/or suggested revisions prior to its being considered as approved and sent to the printer. Diane Rohl will take care of any details necessary to accomplish this. Motion to Approve by Bryant Zilke and Second by William Jackson.

Ayes: 7 Nays: 0. Motion carried.

**V REVIEW OF REGIONAL COMPREHENSIVE PLAN (Excerpts from  
Town of Elma Master Plan) Mark Schneckenberger email dated 3/7/06)**

This item was tabled due to the absence of Marc Schneckenberger.

**VI DISCUSSION REGARDING ECB's AGENDA FOR JOINT MEETING**

The ECB believes it should be a part of the review process for development plans as stated in the Town of Elma Code establishing the Conservation Board. The question was: How can this be accomplished between Boards? It was also felt that no member of any Board should vote on a site if they had not visited that site personally. A question was also raised as to what we should be looking at for conservation easement parcels. The Building Cap Policy should also be on the agenda.

**OTHER BUSINESS:**

William Jackson suggested ECB members attend the WNYLC Meeting to be held on November 9<sup>th</sup> at Genesee Community College, Batavia. Topics will be:

- Farmland Protection
- Town Planning
- Strategies for Profitable Farming

Motion to Adjourn at 10:00 PM by Bryant Zilke and Second by Raymond Boy.

Ayes: 7 Nays: 0. Motion carried.

Respectfully submitted,

Diane Rohl,  
Recording Secretary