

TOWN of ELMA CONSERVATION BOARD

MINUTES OF REGULAR MEETING – March 27, 2007

I The Regular Meeting of the Town of Elma Conservation Board, hereinafter referred to as the ECB, was held on Tuesday, March 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 Jackson
Member William Massaro
Member Glenn Reinhardt
Member Marc Schneckenberger
Member Kenneth Schroeder
Alternate/Recording Secretary Diane Rohl

II MINUTES OF February 27, 2007

Motion to Approve Minutes by Raymond Boy and Second by William Massaro.
Ayes: 7. Nays: 0. Motion Carried.

III COMMUNITY OUTREACH & EDUCATION PROGRAM

A. Presentations to Elma Town Board, Planning and Zoning Boards

After some discussion, it was determined that the current Power Point presentation outlining the Elma Land Conservation Easement Program needs to be more individualized to fit different audiences and needs.

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

Ayes: 7. Nays: 0. Motion Carried.

B. Presentations to Other Organizations

The ECB determined that the Power Point presentation in its present form would be suitable to be shown to organizations whose mission is land conservation.

Diane Rohl offered to contact Elma First to determine if there was any interest.

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

Ayes: 7. Nays: 0. Motion Carried.

C. Draft Letter to Potential PDR Applicants

Diane Rohl presented a draft letter to be mailed to owners of property of 50 acres or more, who may be interested in participating in the next round of grants from New York State for the purchase of development rights. The letter was approved with one minor wording change. Contacts for people with questions will be Bryant Zilke and William Jackson.

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

Ayes: 7. Nays: 0. Motion Carried.

D. List of Properties of 50 AC or More

William Massaro presented a spreadsheet listing properties of 50 acres or more located in Elma. These were garnered from an overlay map of Elma properties. This list will be used to generate a mailing to determine interest by any agriculturally zoned landowner in the NYS PDR Grant Application and as part of the Town inventory of parcels. William Massaro will continue, with a list of properties of 30 and 40 acres.

*Motion to Approve by William Massro and Second by William Jackson.
Ayes: 7. Nays: 0. Motion Carried.*

IV LEAD MEMBER SITE EVALUATIONS (BDR)

Site evaluation and preparation of the Baseline Documentation Reports (BDR) for Applications #002 - #004 is proceeding. Exceptionally cold weather and snow was hampering their final preparation. Application #005 was received and recorded. The next step in the process would be the determination of an assessed value by the Town Assessor, if the property were to be placed into a land conservation easement.

The ECB also discussed various kinds of other programs used by towns to encourage landowners to participate in a land conservation easement program. It was decided that Diane Rohl would draft a letter to the Town Supervisor, subject to approval by ECB members, informing him of other options that the Town may wish to consider.

*Motion to Approve by William Massaro and Second by Glenn Reinhardt.
Ayes: 7. Nays: 0. Motion Carried.*

V REVIEW OF MEETINGS

- A. **WNYLC PACE PROGRAM** – Diane Rohl attended the regular meeting of the Marilla Conservation Board. Jason Engel who has been hired by the Town of Marilla as a consultant to handle their PDR Grant Award, spoke to the Board about his role, his experience with PDRs and the process now to be followed.
- B. **THE TRUST FOR PUBLIC LAND** – Attended by William Jackson, Bryant Zilke and Diane Rohl. The presenter Clark Wallace outlined various ways that they can provide assistance to a municipality to establish a program for land conservation: feasibility research, public opinion surveys, funding methods and procedures, and program design and evaluation.
- C. **PURCHASE OF DEVELOPMENT RIGHTS (PDR)** – Attended by William Jackson, Bryant Zilke and Diane Rohl. Jason Engel, newly appointed Consultant for NYS Agriculture and Markets, and Robert Besanceney of the WNYLC, gave an overview of a PDR Grant and the next steps in the process for towns who received PDR Grant Awards from NYS.

VI ELMA PDR GRANT - STATUS

Bryant Zilke, designated Project Manager for the Grant, stated that the Town has yet to receive the Contract from NYS Agriculture and Markets Division which will allow them to go ahead with the process.

VII RIGHT TO FARM LAW

On September 1, 2004 the Town of Elma passed a Resolution essentially declaring its support of the agricultural industry and the protection of farmland. Bryant Zilke passed out a copy of the Resolution. He also distributed a sample of the Town of Clarence Farm Law Chapter 96, and Erie County Local Law No.1-1999 Erie County Right to Farm Law. He asked that ECB members take time to familiarize themselves with these documents as examples of comprehensive local laws attempting to preserve and support farming. He also suggested that since Elma has a Resolution in support of farmland protection, it would be good to inform the public by installing road signs at strategic locations in the

Town. Chairman Zilke will investigate further to determine size, cost, potential locations, etc. and report his findings to the ECB at its April meeting.

Page -3- ECB (3/27/07)

Motion to Approve by Raymond Boy and Second by Glenn Reinhardt.

Ayes: 7. Nays: 0. Motion Carried.

VIII RECOMMENDATION FOR 2nd ALTERNATE

Diane Rohl will investigate a potential candidate and inform the ECB via email for their feedback on any recommendations to the Town Board.

IX ITEMS FOR INFORMATION

An article from the American Farmland Trust on Purchase of Agricultural Conservation Easements was distributed by Diane Rohl.

X REQUEST BY ELMA FIRST

A request was received from Elma First to have forwarded via email ECB Agendas and Minutes for posting to their web site www.elmafirst.org. They also requested materials for posting on their bulletin board at the Elma Deli. Diane Rohl will assume this responsibility.

Motion to Approve by William Jackson and Second by Raymond Boy.

Ayes: 7. Nays: 0. Motion Carried.

XI BDR FOR SPRINGBROOK SHORES

Upon examination of the Land Conservation Easement Agreement with Springbrook Shores, it was determined that a Baseline Documentation Report (BDR) has yet to be done. Bryant Zilke contacted Michael Nolan for approval to complete the process for the preservation and protection of the 161 acres in the Land Conservation Easement Agreement between the Town of Elma and Marrano/Marc Equity Corporation. Responsibility for the site evaluation and preparation of the BDR will be shared between Glenn Reinhardt, William Jackson and Bryant Zilke. Diane Rohl will write a letter to Marrano/Marc Equity and the Springbrook Shores Homeowners Association informing them of the procedure.

Motion to Approve by William Massaro and Second by William Jackson.

Ayes: 7. Nays: 0. Motion Carried.

Motion to Adjourn at 9:08 PM by William Massaro and Second by Glenn Reinhardt.

Ayes: 7. Nays: 0. Motion Carried.

MOTION TO APPROVE MINUTES AS AMENDED by Raymond Boy and Second by William Massaro.

Ayes: 7. Nays: 0. Motion Carried.

Respectfully submitted,



**Diane Rohl,
Recording Secretary/Alternate**