

TOWN of ELMA CONSERVATION BOARD
1600 Bowen Road Elma, NY 14059

MINUTES OF MEETING – May 28, 2013

The Regular Meeting of the Town of Elma Conservation Board, hereinafter referred to as the ECB, was held on Tuesday, May 28, 2013 at 7:00 PM in the Conference Room at the Elma Town Hall, 1600 Bowen Road, Elma, NY

PRESENT:

Chairman Bryant Zilke
Member Raymond Boy
Member Michael Sobczak
Member Kenneth Schroeder
Member Laurence Daley
Member William Jackson
Recording Secretary Kerry Galuski

ABSENT:

Member Eric Weaver

I APPROVE MINUTES

Motion was made to approve the minutes of April 23, 2013 motion was made by Ray Boy and seconded by Larry Daley. Ayes: 6. Nays: 0. Motion Carried.

II UPDATE ON LAND INVENTORY PROJECT

Review Elma parcel maps

The Water Superintendent is waiting to hear from Wendel regarding how much an upgrade to the GIS system would cost. The presentation was not what it was suppose to be about, the representative went over basic items that the GIS could do and never touched on how each department could benefit from the software, what the new update to the GIS would do for the Town and cost.

III PROPOSED CONSERVATION EASEMENT LEGISLATION

Review of Application Status

Five applications have been routed for review by the Town Clerk, the Building department and the Assessor. The applications are currently with the Town Attorney for review.

The following updates were given on the other files:

- Stanley Orynawka is going to be meeting with Mike and Larry in the near future. A write up will be done after their meeting. Being moved to the various departments within the Town Hall
- Barbara Jones property has the write up completed and the tax information has to be printed from the Erie County website. After that the file will go to the Town Clerk and then to the Building Dept. and the Assessor.
- Thomas Pirrung and Elizabeth Love received a copy of the agreement and now have a few questions before they go any further. Ray is waiting to hear from them.

- Donald and Carol Abram also received a copy of the agreement and Ray is waiting to see if they are ready to move forward with the process.
- William Jackson and Charles (Chris) Alfiero are awaiting a letter from the Supervisor/Town Board on the reason for the denial for the easement program.

The Building Inspector is questioning if there are guidelines that exist for an easement on a property. Supervisor Powers is looking for input regarding who is able to apply for an easement. The Conservation Board (ECB) is putting together a list of criteria at the meeting tonight to be reviewed at the next Town Board work session on June 19. Bill Jackson went and spoke with Kandy Wittmeyer about the easement program and she will not be doing any calculation on a property until after the Town Board has reviewed the property in questions for an easement. Kandy also gave Bill a copy of the form she will be using when she has to compute the exemption.

Bill Jackson also brought up to the ECB that a property owner is capable of getting a tax break on their annual taxes that are filed. There is also a NYS tax break to a resident that is putting property into an easement program. Ken mention that he does not think the CB has the authority to give tax advice and Bill answered that the ECB would not be giving advice they would just be making the property owner aware of the tax breaks and that they should speak to their financial representatives. Bill read information that he had pertaining to a state tax break and what requirements have to be met. Ray Boy summarized what is happening currently when a resident applies for the conservation easement.

IV HISTORICAL PRESERVATION

Ray has emailed Marlene and she would like to get together to go over the next step in the preservation process. Ray informed the ECB that a committee has to be created to oversee the process of the preservation ordinance. Ray has spoken to Supervisor Powers and they will be getting together in the near future to discuss the process. The Local law for historic preservation is on the work session on June 19 and will hopefully be put on the following Town Board agenda.

V ADJOURN

Motion made by Ray Boy and seconded by Mike Sobczak to adjourn the meeting at 8:58 PM.
Ayes: 6. Nays: 0. Motion Carried.

Respectfully submitted,

Kerry Galuski,
ECB Recording Secretary