

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

MINUTES OF MEETING – January 27, 2015

The Regular Meeting of the Town of Elma Conservation Board, hereinafter referred to as the ECB, was held on Tuesday, January 27, 2015, being called to order 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 William Jackson
Member Kenneth Schroeder
Member Laurence Daley
Member Michael Sobczak
Member Howard Winkler
Recording Secretary Kerry Galuski

GUESTS:

Jim Malczewski - Councilman
Tracy Petrocy - Councilman
Dean Puleo - Deputy Town Attorney
Phyllis Todoro - Town Attorney
Mr. & Mrs. Daniel Rupp

I APPROVE MINUTES

Motion was made by Howard Winkler to approve the minutes of December 23, 2014, seconded by Ray Boy. Ayes: 7. Nays: 0. Motion carried.

II UPDATE ON LAND INVENTORY PROJECT

Kerry mentioned that a representative from Wendel left the company and is starting his own business. As soon as we receive information from him, we will start to look into the GIS program. Update on the land inventory is on hold due to resource limitations, specifically, work loaded stemming from the Water Dept. system upgrades.

III PROPOSED CONSERVATION EASEMENT APPLICATIONS

Phyllis Todoro gave an update to the ECB as to the status of the Rupp easement application. Mrs. Rupp asked if anything can proceed forward without the survey being completed. The contract as it stands will be reviewed by Phyllis and Dean and then a recommendation will be made by the Town Board. Kandy Wittmeyer will be made aware of the easement so that she can start to enter the information in the Assessor program.

Phyllis also mentioned that since she has the property searches and will be having a new survey completed, the searches will not need to be updated. Dean explained the process as it stands with getting the easement and completing all the paperwork for filing at the County Clerk's office downtown.

The Post property was approved at the Town Board meeting on January 21, 2015. Bill Jackson gave an update as to what he has regarding the Post easement. The BDR is complete, the original survey was done by TVGA and they will be contacted to do the updated survey to help hold down the cost.

Jim Malczewski brought up that the Rupp's conservation easement was in limbo for quite some time. The reason for the conservation easement taking so long is that a process had to be defined and this was the first application. Jim suggested that a checklist be made with a time frame of what gets done when and how long it should take for each step in the process.

Kerry will send both Dean and Howard a copy of the Post property and everything in the file pertaining to the easement. Dean had questions about the Post property but would like to review the file first. Bill Jackson noted that he thinks the ECB should constantly be involved in the easement process. Bill stressed that his point is that the ECB should help the resident and have a continued role in the process. Dean made Bill and the ECB aware that he cannot give advice to both the resident and the Town. Jim thought that maybe a disclaimer should be part of the contract.

Mike and Larry are going to review the Orynawka file. Mike read his write up from two years ago to the members at the meeting. The file in the Building Dept. should be checked to see if there is a search or survey on file already. If we do not have a search or survey, the homeowner should be contacted and made aware that they should look for both items. Kerry will find out who the neighbors are on both sides and send the information to both Mike and Larry.

Jim is forwarding an email to Kerry that he would like distributed to all the ECB members regarding an easement program in Amherst. Jim is going to check with the Town Board to see how many they would like to do in a year for the easement program. Kerry mentioned the few applications that still need letters sent to them regarding being denied in the Conservation Easement program.

IV OTHER CONSERVATION ACTIVITY

A) Historical Preservation

No change in the status of the historic preservation; on hold.

B) Multiple Dwelling Code

There is a meeting Wednesday January 28, 2015 as to what looks good and what looks otherwise regarding the pictures that Kenny took. The SEQR is on the next agenda for the Town Board; after the SEQR is approved, the code will be complete.

C) Miscellaneous

Bill Jackson asked about the Camp Centerland property and maybe getting some of the property put in an easement program. Jim Malczewski gave an update on what is happening with the Young proposal. A motion was made by Bill Jackson to have Bryant Zilke draft a letter to the Town Board expressing the Conservation Board's concern over development of Camp Centerland and the associated land at the corner of Bowen and Bullis Roads. Seconded by Ray Boy. Ayes: 7.

V ADJOURN

Motion was made by Ray Boy and seconded by Larry Daley to adjourn the meeting at 8:41 PM. Ayes: 7. Nays: 0. Motion carried.

Respectfully submitted,

Kerry Galuski
ECB Recording Secretary