

TOWN of ELMA CONSERVATION BOARD

1600 Bowen Road Elma, NY 14059

MINUTES OF MEETING – July 23, 2013

The Regular Meeting of the Town of Elma Conservation Board, hereinafter referred to as the ECB, was held on Tuesday, July 23, 2013 at 7:00 PM in the Conference Room at the Elma Town Hall, 1600 Bowen Road, Elma, NY

PRESENT:

Chairman Bryant Zilke
Member Kenneth Schroeder
Member William Jackson
Member Laurence Daley
Member Michael Sobczak
Member Raymond Boy
Member Eric Weaver

ABSENT:

Recording Secretary Kerry Galuski

I APPROVE MINUTES

Motion was made to approve the minutes of June 25, 2013 at the upcoming August 27, 2013 meeting due to questions in the minutes that had to be answered by Kerry. All agreed.

II UPDATE ON LAND INVENTORY PROJECT

Review Elma Parcel Maps

Nothing to report.

III PROPOSED CONSERVATION EASEMENT LEGISLATION

Review of Application Status

Five applications were returned for our approval. Public hearing is necessary 30 days after Town Board meeting, as per the procedures dated ECB-5/23/06: lines 6, 7, and 8.

John Post parcel that is land lock beyond the 400 may not be included in the easement. Bill will review with John Post for legal access to the additional parcel. Application on hold at this time.

As requested by the Town Board, George Blairs's parcel of .92 acres in on hold at this time. The Town Board recommends that the minimum size to be 7 acres as per Ag & Market's minimum lot size. Larry and Mike will review with John Blair about adding to the acreage and to bring it up to 7 acres with surrounding properties.

We are recommending the Thomas Wieczorek's 7 acre parcel to the Town Board for approval. Minor issues: Ray's concern to the property owner regarding survey and cost savings, since it is a 15-29 year easement. Motion by Bill, seconded by Eric. Ayes – 7, Nays – 0, Carried.

The 35+ acres of the Rupp property was approved for a permanent easement as Bill made a motion and Ray seconded the motion, Ayes – 7, Nays – 0, Carried. ECB thought it was important to pass because if

the farmer retires, farmland may be sold through the family. Just waiting for land owners' signature on the application.

The perpetual easement for the Fanelli property totaling 11+ acres was approved. Bill felt it met all the requirements; therefore, Bill made the motion to approve and Eric seconded the motion. Ayes – 7, Nays – 0, Carried.

Three applications were approved and 2 are on hold. Larry questioned the Love/Pirring application where the owners had to review changes. Bill and Eric will review the Carol Heckman property on Porterville Rd. The Abrams family decided against joining the program because they are looking to sell property and move to Florida.

Bill brought a parcel that the ECB should review and it is 70+ acres on Bowen and Billington. This property is owned the Roelof family who are ancestors of Albert Hubbard (Roycoft in EA). Bill expressed his belief the nephew, Dan, may have some input. The house on the property is 100+ years old and could fall under the Preservation committee. Bill received full support from the ECB to have preliminary discussions with Mrs. Roelof.

IV HISTORICAL PRESERVATION

Ray discussed with the ECB that the group had a meeting on July 24, 2013. An ordinance has been passed at the last Town Board meeting to establish a historical preservation commission, modeled after the NYS template. The commission has the authority to make recommendations for districts/areas for historical sites. Ray feels that the town board may not be in full agreement on this.

V ADJOURN

Motion made by Ray Boy and seconded by Eric Weaver to adjourn the meeting at 8:54 PM. Ayes: 7. Nays: 0. Motion Carried.

Respectfully submitted,

Michael R. Sobczak,
Substituting for Kerry Galuski,
ECB Recording Secretary