

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

MINUTES OF MEETING – October 7, 2014

A Special Meeting of the Town of Elma Conservation Board, hereinafter referred to as the ECB, was held on Tuesday, October 7, 2014, being called to order at 7:01 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 Michael Sobczak
Recording Secretary Kerry Galuski

ABSENT:

Member Eric Weaver
Member Laurence Daley

GUEST:

Jim Malczewski-Councilman
Tracy Petrocy-Councilman
Elizabeth Holden-Hodgson & Ross

PROPOSED CONSERVATION EASEMENT LEGISLATION

Review of Application Status

Bill Jackson gave an overview of what has been happening regarding our easement program. Elizabeth is a general real estate attorney for Hodgson & Ross and she is the only person in the law firm that handles easements. She has helped other Towns like Clarence, East Aurora and the WNY Land Conservancy regarding easement filings.

Jim Malczewski spoke about where the Town Board stands regarding retaining outside counsel. Tracy Petrocy gave his own view on the status as well. Elizabeth informed the Conservation Board that researching the title and survey takes a lot of time and is a very important step in the process. The survey and title review normally takes about a month to complete. The entire process can take up to a month and a half to two months to complete.

Bill suggested a check list of items that should be reviewed when looking at a piece of land that is being considered for an easement. Elizabeth told the ECB that the Rupp easement is in the middle of the process. Jim Malczewski asked about her hourly rate. Elizabeth informed the board that the time required to prepare the first draft would be approximately an hour to an hour and a half and that to do an easement right from the beginning of the process could take anywhere from 10 to 15 hours. The time required varies by case and could only be a rough estimate in the beginning.

All of the ECB members should have a knowledge of what is happening on the file. Jim Malczewski commented that when it is time for the recommendation to the Town Board, that is when they should be involved.

Elizabeth will put together a time estimate of hours required and send the information to Bill Jackson. Jim and Tracy will speak to the Town Board members to see about getting the approval to move forward.

Motion made by Ray Boy and seconded by Bill Jackson to adjourn the meeting at 8:01 PM. Ayes: 5.

Respectfully submitted,

Kerry Galuski
ECB Recording Secretary