

SubDivision Code Review Committee
Elma Town Hall
1600 Bowen Road Elma, NY 14059
Phone: 716-652-3260

AMENDED MINUTES - MEETING June 7, 2016

The meeting of the Town of Elma Subdivision Code Review Committee, hereinafter referred to as the SubD-CRC, was held on Tuesday June 7, 2016 at 7:00 PM in the Elma Town Hall Conference Room at 1600 Bowen Road, Elma, NY.

PRESENT:

Town Attorney - Dean Puleo, Chairman
Town Board - Thomas Fallon
ECB - Raymond Boy
ECB - Bryant Zilke
EPB - Thomas Reid
EPB - Charles Putzbach
ZBA - Gregory Kalinowski
Town Attorney - Phyllis Todoro
Town Building Inspector - Joseph Colern
Town Engineer - James Wyzykiewicz
Town Historical Society - Marlene Baumgartner
Elma Resident/Secretary - Diane Rohl

ABSENT:

Town Board - Michael Nolan
ZBA - Harry Kwiek
Elma Resident - Warren Achman

I APPROVE MINUTES- APRIL 13, 2016

Motion to approve the Minutes of April 13, 2016 made by Thomas Fallon and second by Bryant Zilke.

Ayes: 12. Nays: 0. Motion carried.

II CHANGE IN MEETING SCHEDULE

Chairman Puleo said he wanted to keep future meetings to one hour. In response to requests by some members, a poll was taken; new starting time will be 6:00 PM.

III MEMBER LIST & MEETING SCHEDULE

A schedule of meetings for 2016 and a Member List with emails was distributed.

IV CODES & MAPS

- A. Copy of Subdivision Moratorium Code
- B. Copy of Town of Elma Subdivision Code
- C. Town Map (10/1/08)
- D. Multi-Family Dwelling Overlay Maps

Mr. Colern explained the Four-Split Rule is a result of the breakup of farmland. He said there are a few left (referring to the 1950 Town Map)). Mr. Wzykiewicz said the Town Board follows the Erie County Rule which states that you cannot offer a fifth lot until after three years have passed. Remaining residential lots are either Town Code 100-2 (2 AC) or 100-3 (5 AC). The 280-a Resolution for Flag Lots was rescinded by the Town Board.

Addressing the issues of subdivisions, the following comments were made:

- **Is it the Subdivision Code or the Zoning Code that is the issue?**
- **How many 40AC parcels are there left in Elma?**
- **Need to have a sewer plant. Don't want to change EC perc requirements.**
- **Should the Town allow additional splits?**
- **Don't want everything to be "paved".**
- **NYS encourages smaller lots with more surrounding green space.**
- **Maintaining frontage is important.**
- **Allow flag lots to increase backland: same frontage with increased depth.**
- **Important to follow the Regional Comprehensive Plan.**
- **Maintain the "rural character" of Elma.**
- **Control the size of a subdivision.**

V RECOMMENDATION

It was agreed that further clarification was needed from the Town Board regarding its concerns and the Committee's charge. Chairman Puleo was asked to request that this item be placed on the Town Board Work Session Agenda for discussion.

VI ADJOURN

Meeting adjourned at 8:23 PM by unanimous consent.

Respectfully submitted,

**Diane Rohl,
Secretary**