

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

MINUTES - MEETING August 2, 2016

The meeting of the Town of Elma Subdivision Code Review Committee, hereinafter referred to as the SubD-CRC, was held on Tuesday August 2, 2016 at 6:00 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
ZBA - Gregory Kalinowski
ZBA - Harry Kwiek
Town Attorney - Phyllis Todoro (arrived at 7:00 PM)
Town Historical Society - Marlene Baumgartner
Elma Resident - Warren Achman
Elma Resident/Secretary - Diane Rohl

ABSENT:

Town Board - Michael Nolan
EPB - Charles Putzbach
Town Building Inspector - Joseph Colern
Town Engineer - James Wzykiewicz

I APPROVE MINUTES- JULY 5, 2016

Motion to amend the Minutes of July 5, 2016 by Thomas Reid and second by Thomas Fallon, (correction to reflect the attendance of Warren Achman 7/5)
Ayes: 10. Nays: 0. Motion Carried.

II NYS TOWN LAW §278 - Subdivision Review; approval of cluster development.
Copies of the Law were included in Agenda materials but not reviewed by Committee.

III Wendel Assistance Agenda 8/2/16 - Andrew Reilly, P.E., AICP

Mr. Reilly was present at 6:00 PM and provided a six page handout. The opening paragraph was: *Introduction - Based on my review of your meeting minutes, my experiences with your subdivision law, review of your codes, and my experiences with other communities, I can offer the following approach to completing your assignment.* Included was a Flow Chart entitled: Major Components Affecting Subdivision Process Illustration. The complete document will be a part of the official Minutes.

Some of the issues raised and discussed by Mr. Reilly were:

- Need for Town Board to clarify philosophy for future growth.
- Need to revise the Regional Comprehensive Plan - "preserve rural character".
- Ways to control growth - i.e. limit number of Building Permits/year.

- Clarification of definitions within various Codes.
- Importance of clear definitions when legal challenges.
- Should there be changes in Zoning; frontages; lot sizes;
- Clarify language in Four Split Rule.
- Affect of Four Split Rule (Town Map 1950) on development.
- Importance of Home Rule Law.
- Sewer plants; responsibility and problems in maintenance - Town vs. HOAs.
- Increases in value of land will influence developers to invest in sewer plants.
- Preservation of land.
- 280a - recommend remove from the Law.
- Roles of the Town Board vs. the Planning Board - minor vs. major subdivisions.
- SEQR process when Public Hearing for Rezoning.
- Clarification of SEQR Approval process - Town Board vs. Planning Board.
- Fees and/or required recreational space.
- NYS Health Dept - Fill systems should not be put into subdivisions.
- Transfer of Development Rights (TDR) Law.
- Cluster Subdivisions - "Without sewers the Town will not see clustering."

IV ADDITIONAL SERVICES

Mr. Reilly offered to make recommendations regarding simple changes to the Town Law. He said this would take about two hours of his time. He would also point out to the Town Board what needs to be done regarding the Subdivision Law. Chairman Puleo said the SubD-CRC could then meet, review the documents and determine what recommendations should be forwarded to the Town Board. The Chairman stated that he would first need additional approval from the Town to continue the services of Mr. Reilly; and that he would advise Mr. Reilly accordingly.

V ADJOURN

Motion made by Bryant Zilke and second by Raymond Boy to adjourn at 7:21 PM.
Unanimous consent of all present.

Respectfully submitted,

Diane Rohl,
Secretary SubD-CRC