

PLANNING BOARD

TOWN of ELMA
1910 BOWEN ROAD
ELMA, NEW YORK 14059

The meeting on Tuesday, January 20, 2004, was called to order by Chairman Streif at 8:00 PM.

Members present: David Baker
Michael Cirocco
Werner Huber
Jim Millard
Tom Reid
Robert Waver

Fred Streif, Chairman
also: Robert Pierce, Town Attorney
Jim Wzykiewicz, Town Engineer
Tom Stynes, Assistant Bldg Inspector
Dennis Powers, Councilman

The minutes of the last meeting were approved as submitted.

First item on the agenda was to welcome Jennifer Ginter as the new secretary to the Planning Board. Chairman Streif asked that a letter of appreciation be sent to Lois Tharnish for her years of service as the secretary to the Planning Board.

Chairman Streif informed the Board that he will be attending a Planning Association meeting at the Pepsi Center on Wednesday, January 21, 2004 on Street Designs and Smart Growth. Registration is at 2:00PM for anyone wanting to attend. Mr. Huber may attend the meeting with Chairman Streif.

Chairman Streif called this meeting to discuss subdivisions. The Board would like to have more control over Smart Growth in the Town of Elma. Chairman Streif handed out information on the subdivision code of the Town of Amenia and began the discussion as to why a moratorium was put in place on 280-A's and subdivisions in the Town of Elma. The lengthy discussion went on to include the Town's Regional Master Plan, Springbrook Shores Development, clustering, Smart Growth and future rezoning. The Regional Master Plan states that Elma is the next high growth development area and our subdivision codes need only minor changes. Some suggestions for code changes:

1. Number of zoning issues both for overlays and creating a new district.
2. Start conservation areas.
3. Consider amending Residential C Zones based on densities- within a basic lot not to have a density of more than 1 unit for every 5 acres. (Elma requires approximately a $\frac{3}{4}$ acre size lot)

Springbrook Shores Development was discussed in relation to subdivision regulations. The development was first presented to the Planning Board as a subdivision. Mr. Cirocco commented that strict subdivision regulations may have forced this cluster development. Fischione Development was briefly discussed.

The Planning Board members will read and review Section 123 of the Town Code pages 12303 -12325, Articles 1 – 5 and will discuss at the February meeting. Town Engineer Jim Wzykiewicz says the Board needs to make sure when going through the subdivision regulations that all legalities are in place.

(over)

All agree the Town Board, Planning Board and Zoning Board should meet to discuss the Town's Codes. Chairman Streif suggested a Saturday afternoon at the end of March for a meeting.

There being no further business, the meeting was adjourned at 9:12 PM.

Respectfully submitted,


Jennifer Ginter
Secretary-Clerk