

MULTIPLE DWELLING CODE COMMITTEE

Elma Town Hall

1600 Bowen Road Elma, NY 14059

Phone: 716-652-3260

MINUTES OF MEETING - May 22, 2013

The first meeting of the Town of Elma Multiple Dwelling Code Committee, hereinafter referred to as the MDCC, was held on Wednesday, May 22, 2013 at 7:00 PM in the Elma Town Hall at 1600 Bowen Road, Elma, New York.

PRESENT:

James Malczewski, Town Board, Chairman MDCC (arrived 7:20 PM)
Tracy Petrocy, Town Board, Vice Chairman MDCC
Diane Rohl, Secretary EPB, Secretary MDCC
Joseph Colern, Building Inspector
Phyllis Todoro, Town Attorney
Robert Schafer, ZBA Member
Raymond Boy, ECB Member
Joshua Blair, Community Representative
Jeffrey Breidenstein, Community Representative

ABSENT:

Michael Cirocco, EPB Member
Thomas Reid, EPB Chairman
Michael Nolan, Town Board, Alternate MDCC

I Approve Draft of Minutes: April 24, 2013

Motion made by Joshua Blair and second by Raymond Boy, ECB to approve the Minutes of April 24, 2013.

Ayes: 8. Nays: 0. Motion carried.

II Guest Speaker - Thomas Dearing, EC Dept Environmental and Planning

Mr. Scott Gehl, Executive Director of HOME (Housing Opportunities Made Equal) and an expert with years of experience in community development, explained that 34 communities have joined together under the Erie County Consortium. They are funded by a block grant. Municipalities are required to provide low income and affordable housing. A UB Study in 2007-08 revealed that laws and markets have been an impediment. One of Erie County's charges is to educate the local governments to make sure their RCPs, site plans, etc. are prepared in a manner as to not impede fair housing. This includes applying the non-discrimination laws.

Mr. Dearing handed out an outline of their presentation, cautioning that Towns should not inadvertently exclude certain types of homes. Included was a list of Towns and sample housing codes. He cited RCPs and the various strategies including inventory of housing, public surveys, vision for growth, strategies for policy making and zoning. Different types of housing were offered such as single family, multi-family, manufactured, accessory apartments and elder cottages.

Mr. Boy said he had moved to Elma instead of the city for more open space and a larger lot. Mr. Dearing responded that larger lots don't allow for smaller houses. Mr. Gehl said that aside from the sewer vs. septic issue which to a certain extent prevents growth, the Erie County government "made major investments to prevent sprawl". Mr. Schafer also reminded them that we do have access by public transportation to most areas of Elma. Mr. Dearing then said that smaller neighborhoods and low income housing is needed in Elma.

III Guest Speaker - James Cafferty, Hunt Real Estate

Mr. Cafferty talked about multiple housing and its affect on surrounding single family homes. He said they typically carry a stigma but with proper planning it can enhance their value instead. Also referenced were deed restrictions on lots regarding size of homes. Attorney Todoro said that deed restrictions do carry forward to the next owner. Also talked about were In-Law vs. Duplex Housing and the need for definitions within the Town Code.

IV Update on Town of Elma Web Site - Chairman Malczewski

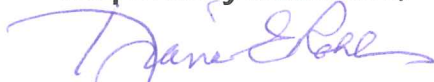
Chairman Malczewski reviewed some of the changes and additions to the Town Web Site which is still in the process of completion. He said in addition to the Town Codes, printable forms will be available for the public. The Town is purchasing Apple iPads for Town Board Members which will not be compatible with laptops. According to Mr. Petrocy, a policy for use will need to be developed.

V Homework Discussion - Chairman Malczewski

Goals & Objectives for the MDCC would include where multiple housing would be located. Other issues would be demand, infrastructure, rentals with owner on site vs. absentee landlords, etc. to be discussed at the June Meeting.

VI MEETING ADJOURNED AT 8:50 PM.

Respectfully submitted,


Diane Rohl, Sec'y MDCC