

Planning Board Meeting July 12, 2010

Called to order at 7:00 PM by Chairman Granzin

Present: Dave Granzin, Jack Hessney Linda Lefko, Elaine Theismeyer, Sam Selwood Floyd Hoover

Absent Dave Christiansen

Minutes: Motion by Linda 2nd Elaine approving the minutes of the June meeting carried.

Ag Advisory Committee- Busy time of year will meet in winter.

Sub Divison- Jack gave a report that his committee is waiting for comments on the draft. The Planning Board will review the draft at the August meeting.

County Planning Board- No report

Zoning Revisions Draft- Motion by Linda, 2nd Jack to accept July 7th draft with Planning Board edit changes to be presented to the Town Board for public hearing on adoption, carried by all.

Old Business

Lake Issues: No report

Web Site- There will be a committee meeting on August 2nd, Linda will give report at the August PB meeting.

Hydrofracking- No report

ZBA Application Review: The Zoning Board sent an area variance application for review & recommendation. John Cowell is requesting to build a recreational structure on his property at 907 Serenity Rd. He owns the cottages on North and South sides of this application site. An area variance is sought due to this proposed project will exceed lot coverage allowed in Schedule II of the Town zoning ordinance for Resort/ Res. District.

Elaine re-cused herself from the discussion and decision due to proximity of project to her property.

Sam stated that all five criteria's for granting an area variance must be met

(Art.16 Section 267b, Part 3 NYS Town Law.) The Statutory standard instructs “ **take into consideration the benefit of the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.** It is also suggested that the boards considers the following with its determination

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance
2. whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue , other than an area variance
3. whether the requested area variance is substantial;
4. whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
5. whether the alleged difficulty was self created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

Discussion items were concerns of lot coverage 41-44%, questions regarding Septic placement in railroad right of way, and that this project has a potential to become a residence. Due to the proposed location of structure being near a steep slope, there would be need for steep slopes application and review.

Motion by Sam 2nd Linda to recommend that the Zoning Board deny this application due to the size and location of the project, Linda will draft the letter to be sent, carried by Chairman Dave, Jack, Linda, Floyd, Sam. Elaine abstaining from discussion and vote.

Discussed Fees/ Fines, motion by Elaine, 2nd Floyd to approve the Zoning Revision Committees generated Fees/ Fines schedule, to be presented to Town Board with the Revised Zoning Ordinance Draft dated July 7, 2010, Carried by Chairman Dave, Jack, Floyd, Elaine, Sam with Linda abstaining. 5-0-1

There being no further business before the board, motion to adjourn by Sam 2nd Elaine carried at 8:20PM

Respectfully submitted,
Betty M. Daggett