

TOWN OF PORTLAND PLANNING BOARD
REGULAR MEETING - APRIL 25, 2017

MEMBERS PRESENT: Harold Smith, Chairman, Daniel Thompson, Co-Chairman, Robert Patterson, Signe Rominger, Code Enforcement Officer

OTHERS PRESENT: Paul and Sally Farnham

ABSENT: Thomas Vitale

Harold Smith, Chairman brought the meeting to order at 7:32PM. Attendance was taken with all members present, except Thomas Vitale. The meeting agenda was approved with a motion made by Robert Patterson and seconded by Daniel Thompson.

Harold Smith - Aye, Daniel Thompson - Aye, Robert Patterson - Aye, Carried

A motion was made by Daniel Thompson and seconded by Robert Patterson to accept the minutes from the March 22, 2017 Planning Board Meeting.

Harold Smith - Aye, Daniel Thompson - Aye, Robert Patterson - Aye, Carried

The Town of Portland Code Enforcement Report for March 2017 was distributed to each member with no comments made.

NEW BUSINESS:

Farnham Property - 7065 Webster Rd.

Mr. and Mrs. Paul Farnham were present to discuss their request to purchase 2 acres (vacant parcel) in area of Prospect and Webster Rd. on behalf of their son, Gerald E. Farnham. The grapes have been removed and they would like the Boards' permission to separate the parcels into a minor subdivision. Signe Rominger, Code Enforcement Officer stated that two (2) surveys had been supplied and that all Zoning requirements had been met. It was stated that an access road to Prospect is not contemplated at this time; however, would be considered in the future. They intend to start building a home later this year.

A Resolution was made by Harold Smith that the Town of Portland Planning Board as per its authority grant a minor subdivision request to Gerald D. and E. Ruth Farnham for two (2) acres at 7055 Webster. The Planning Board has received and reviewed the Site Plan Review application, current tax map, two (2) original survey prints dated 3/6/2017 and a copy of the proposed deed. A motion to accept was made by Daniel Thompson and seconded by Robert Patterson.

Harold Smith - Aye, Daniel Thompson - Aye, Robertson Patterson - Aye, Carried

Mr. and Mrs. Farnham also requested permission to build a 12 x 12 shed. This would be used to store tools and/or materials for construction of the house. In conjunction with this request, Dan Thompson read the proposed change to Zoning Ordinance, Article 200, Section 201-Accessory Building or Use. A motion was made by Dan Thompson and seconded by Robert Patterson to approve construction of a 12 x 12 shed under Article 200 as it is written now (current law states than an accessory building or use is one which is subordinate to and serves a principal building or principal use). The Board agreed to grant a temporary waiver to this requirement pending Town Board approval of the new definition.

Harold Smith - Aye, Daniel Thompson - Aye, Robert Patterson - Aye, Carried

CHANGE OF MEETING DATE:

The next regular meeting of the Planning Board will be held on Tuesday, May 30, 2017 instead of May 23, 2017 as grievances for taxes will be held that same night in the court room. A motion was made by Dan Thompson and seconded by Robert Patterson to change the date.

Harold Smith - Aye, Daniel Thompson - Aye, Robert Patterson - Aye, Carried

OLD BUSINESS:

Court Cases Pending:

Signe Rominger, Code Enforcement Officer gave a status report for court cases on Stalter (needs permit to erect fence), Bigelow, Smith, Reeves and Gilbert.

Violations on Rt. 20 and Webster:

Signe Rominger, Code Enforcement Officer gave an update stating that a deadline date of May 1, 2017 had been given to the property owners. All violations still existing will be reviewed at this time.

Vacant Planning Board Appointment:

Robert Patterson stated that "Dan Larish" from Greencrest was interested in filling this position. He is to email Carol Horlacher a letter requesting his appointment. The letter will then be forwarded to the Town Clerk to put on the Town Board's Agenda for 5/10/17.

Solar Law:

The Solar Law was finalized at the Planning Board meeting of 3/22/17. To date, the final draft has not been received from the Town Attorney. Carol Horlacher will follow-up on this as the six (6) month Moratorium expires in June.

Zoning Ordinance, Article 200, Section 201 - Accessory Building or Use:

The final draft completed by Daniel Thompson was reviewed by all members. A motion was made by Daniel Thompson and seconded by Robert Patterson to forward the recommendation on the proposed changes to the Town Board. Carol Horlacher will forward to the Town Board.

Harold Smith - Aye, Daniel Thompson - Aye, Robert Patterson - Aye, Carried

Klinger Road Properties:

At last month's meeting of the Planning Board it was decided by the Planning Board and Daniel Schrantz, Supervisor that these properties should be assessed as permanent mobile home structures. Signe Rominger advised that the Assessor has completed this request.

Southern Tier West Conference:

Carol Horlacher advised that there will be no representation at this conference.

A motion was made by Daniel Thompson and seconded by Robert Patterson to adjourn the meeting at 8:12PM.

Harold Smith - Aye, Daniel Thompson - Aye, Robert Patterson - Aye, Carried

Respectfully Submitted,

Carol Horlacher
Secretary