

Planning Board Meeting Minutes
July 25, 2023 – 7:30pm

A meeting of the planning board was called to order on Monday, July 25, 2023 at 7:43pm by Chairman Dale Carlson. Board members present: Chairman Dale Carlson, Mike McIntyre, Harold Smith, Dave Travis, Bob Patterson, and CEO Wendy Spinuzza. Community members present: Lisa Spear {5619 Lakeside Dr.}, Carla Rodriguez {8863 West Ave}, Cynthia Parker {7852 Felton Rd. [Diana B. Parker Family Trust]}

The April 25th meeting minutes were approved with a few typo corrections on a motion made by Smith and 2nd by Travis.

The May and June Code Enforcement Reports were reviewed. Chairman Carlson stated he came into the office with some questions and Jason was very knowledgeable and helpful. CEO Spinuzza stated if anyone has any questions regarding the report, please contact her. She also stated she now has community members showing up at her home after hours and on weekends to discuss different property issues.

Under old business, Chairman Carlson asked the status of the Comprehensive Plan. Mr. Smith stated he spoke with John Ames and he no longer has the minutes or notes from the meetings as he had turned them over to the former Town Supervisor and Town Clerk. In response to Chairman Carlsons questions, Mr. Smith stated the committee came up with three plans for the Town Board. Chairman Carlson stated the Town does have Arbor Funds however he needs to be able to have a recommendation for the Board. Mr. Smith stated he will ask the Clerk to find the records and he will go through them when he has time.

Continuing with new business, Lisa Spear presented her demolishing and rebuilding plans for a cottage on a substandard lot located at 5619 Lakeside Dr. CEO Spinuzza stated she was issued a demolition permit. After a discussion, Mr. Smith looked up Code Section 902 – due to the structure being unsafe because of dilapidation and the usage of the structure will remain the same, a public hearing will not be necessary as the substandard lot is preexisting. CEO Spinuzza will issue a building permit on the next business day.

Carla Rodriguez of 8863 West Ave requested a Special Use Permit for a 6-foot vinyl fence for security and privacy due to having issues with her neighbor. Chairman Carlson stated there are no measurements located on her drawing for her plan. This was explained by Ms. Rodriguez. CEO Carlson reviewed the code and explained the fence needs to be 2 feet off the property line or get permission from the property owner. CEO Spinuzza stated Mr. Ehmke {property owner} is ok with a 6-foot fence as long as it is not on the property line. Ms. Rodriguez was not in agreeance with the Planning Board and is requesting the right to go in front of the Zoning Board of Appeals. CEO Spinuzza will set up the meeting and contact all parties with the date and time.

William Carlson of Vine Cliff located at 6151 Route 5 requested to be placed on the agenda and did not show.

A Landscaping sign for a home-based business, located at 8107 Prospect Station Rd., is in the Department of Transportations hands at this time. CEO Spinuzza will keep the board updated.

A parcel split located at 7852 Felton Rd was discussed with community member Cynthia Parker. The house will remain on 2.8 acres and the parcel being split will be approximately 30 acres which meets the minimum requirements for a lot size. On a motion made by Travis and 2nd by McIntyre the board approved the property split (5/0). Ms. Parker asked how she can obtain documentation of the split so the sale can be finalized. CEO Spinuzza stated she will write a letter for her on the next business day.

Moving on, Chairman Carlson asked if the board had any other business. Mr. McIntyre stated Corbin Meleen came in a few months back (February 2023) stating he wanted to create an outdoor venue located at 7875 Thayer Hill Road, and is currently using the property as a campground. He stated multiple people have stopped and asked him for directions since its right behind his family's property. The board discussed how they told Meleen to come back with his plans. Mr. McIntyre stated a cease and desist order should be issued. CEO Spinuzza googled the property and stated its called hip camp and stated the zoning needs to be looked at.

Mr. Patterson asked Chairman Carlson if the Town Board voted on the battery storage facilities yet. Chairman Carlson stated they are planning on voting on it at the next Board Meeting, however he reviewed the policy and it does not allow the Planning Board to review the cases. He stated he the Supervisor stated the town has been talking about getting rid of the planning board, before, he was told they were going to merge the zoning and planning board.

After a brief discussion, the meeting was adjourned on a motion made by Travis and 2nd by Smith at 8:43pm.

The next meeting is scheduled for August 22, 2023 at 7:30pm.

Respectfully,
Amber McIntyre
Planning Board Secretary