

**Minutes of the Parish Town & Village Planning Board
And Conservation Advisory Council
Parish Village Gym
August 27, 2012 at 7 PM**

Public Hearings

- The public hearing on the Foster subdivision was opened by Chairman Scriber at 7 pm. Hearing no comments, the public hearing was closed at 7:02 pm.
- The public hearing on the Carr subdivision was opened by Chairman Scriber at 7:02 pm. Jack Ruczynski asked what would be done with the property. Bruce Dennison provided maps and explained the plan for the property. Hearing no further comments, the public hearing was closed at 7:10 pm.

Regular meeting was called to order by Chairman Bill Scriber at 7:10 pm.

Roll Call was called:

Present:	Bill Scriber	Kevin Dwyer (arrived at 7:35 pm)
	Fred Swartz	Linda Paul, clerk
	Clara Sterio	
Excused:	Paul Gage	
	Bob Chambers	

Reading of the Minutes

Minutes for Regular Meeting on July 23, 2012

A motion was made by Clara Sterio and seconded by Fred Swartz to accept the minutes. Motion carried.

Communications

- Leaflet advertising workshops on Tuesday, Sept. 11 at Oswego HS for Oswego County Training for Local Planning & Zoning Officials

Reports of Committees

Bob Chambers—Excused. Copies of his report to the Parish Town Board on “Hydrofracking the Marcellus” were provided for the Planning Board. Fred Swartz suggested that this be discussed at the next meeting.

Paul Baxter—Excused

Codes Enforcement Officer—The CEO reported that he is continuing to work on the Holbrook issue. Chairman Scriber said that this will be discussed later in the agenda. The CEO also is looking into the camper issue. He stated that those wishing to get a right to permit must appear before the Planning Board, but the Town Board needs to set a fee for the special permit. A motion was made by Fred Swartz and seconded by Clara Sterio to recommend that the Town Board set a fee of \$70 for the seating of a camping trailer with use not to exceed 6 months. Motion carried.

Unfinished Business

- **Major Subdivision Form**

Chairman Scriber had e-mailed a copy of the form to board members. Fred Swartz made a motion that the major subdivision form be approved for use. Clara Sterio seconded the motion. Motion carried.

New Business

- **Foster Subdivision, 781 Co Rt 26, West Monroe (Tax #211.00-01-24)**

Jackie Foster presented maps to the Planning Board. All materials were in order. The Board completed the SEQR. A motion was made by Clara Sterio and seconded by Fred Swartz to declare a negative declaration. Motion carried. A motion to approve the Foster subdivision request was made by Clara Sterio and seconded by Fred Swartz. Motion carried. Fee was collected. Clerk will send a decision letter.

- **Carr Subdivision, 488 Co Rt 22 (Tax #156.00-02-13.112)**

Bruce Dennison was present and provided materials for the Carr subdivision. The Board completed the SEQR. A motion was made by Fred Swartz and seconded by Clara Sterio to declare a negative declaration. Motion carried. A motion to approve the Carr subdivision request was made by Fred Swartz and seconded by Kevin Dwyer. Motion carried. Fee was collected. Clerk will send a decision letter.

- **Dennison (ownership transfer), Subdivision Review, Allen Rd. & Co Rt 22 (Tax #156.00-02-21.01)**

Bruce Dennison explained the boundary changes that must take place for his major subdivision to proceed. Chairman Scriber explained that Mr. Dennison needs to have a surveyor draw up a metes-and-bounds description. The Board can approve the boundary change by resolution at the September meeting. The Board will schedule the preliminary plot review for the major subdivision at the September meeting following the boundary change resolution. A public hearing on the major subdivision could occur in October.

- **Camping Trailer Request Review, Fruscello, 274 Kipp Rd (Tax #155.00-01-17.2)**

No one was present to present this request. Chairman Scriber stated that this request will be removed from the agenda for September.

- **Pidkaminy Subdivision Review, 1225 Co Rt 38 (Tax # 154.00-02-35)**

Joseph Jr. and Linda Pidkaminy were present. Mr. Pidkaminy provided a map showing his proposal for a 3-lot subdivision. Chairman Scriber explained what documents would be necessary to complete the process. In looking at the maps, it was mentioned that the driveway might not comply with fire department requirements. A preliminary review for the Pidkaminy subdivision will be scheduled for next month and a public hearing could be scheduled for October.

- **Dave Bardoun, PLS Review on Subdivision**

Dave Bardoun was not present. The Board examined the drawing provided. The Board agreed that the proposal does not meet the requirements for frontage and cannot be done.

- **Ruczynski Subdivision Review, 528 Co Rt 22 (Tax #156.00-02-14.1)**
Jack Ruczynski was present. He presented his proposal for a 2-lot subdivision. Chairman Scriber explained what documents he would need to provide. A motion was made by Fred Swartz and seconded by Kevin Dwyer to hold a public hearing on the Ruczynski subdivision on September 24, 2012 at 7 pm pending receipt of documents. Motion carried. Clerk will post hearing and send notifications.
- **Discussion on Local Courts not upholding Zoning Law, zoning officer**
CEO Bennett stated that he is having difficulty getting the local courts to uphold the zoning laws. The local courts can only issue fines, not order remedies. It might be better to pursue serious issues through the State Supreme Court. Chairman Scriber stated that the Town Board or Village Board would have to tell the lawyer to take action since the Planning Board does not have that authority. Chairman Scriber stated that he would like to see the Planning Board involved in the process to make a recommendation for action. CEO Bennett stated that he is continuing to work on the Holbrook issue. Discussion ensued regarding what actions have been taken in the past. The CEO said that research needs to be done to build a case. CEO Bennett and Chairman Scriber will try to research past actions that had been taken regarding the Holbrook property on Bangall Road.

Agenda for September 24, 2012

Public Hearing—Ruczynski Subdivision, 7 pm

New Business—Ruczynski Subdivision, vote

Dennison-Boundary Change Resolution

Dennison-Major Subdivision, preliminary plot review

Pidkaminy Subdivision-Preliminary plot review

Adjournment

A motion was made by Kevin Dwyer to adjourn the meeting. Clara Sterio seconded. Motion carried. Meeting was adjourned at 8:55 pm.

Respectfully submitted,

Linda A. Paul, clerk