

**Minutes of the Parish Town & Village Planning Board
And Conservation Advisory Council
Parish Village Gym
September 28, 2015 at 7 PM**

Regular meeting was called to order by Bill Scriber at 7:00 pm.

Roll Call was called:

Present:	Bill Scriber, Chairman	Kevin Dwyer
	Paul Gage	Paul Baxter
	Jennifer Reeher	Lynn Wood, Clerk
	Doug Jordan	
	Ben McDonald	

Matt Johnson was also in attendance

Minutes for August 24, 2015 meeting.

Motion to accept the minutes was made by Paul Gage and Doug Jordan second.

All in favor.

Motion carried.

Communications

- Information on the Bidwell matter.
- No other Communications.

New Business

- Zoning officer referred to the Planning Board the property located at 190 Bidwell Rd. The owner of the property, Mr. Tamburino, was in attendance and Bill Scriber asked him to explain what the issue is pertaining to the property. Mr. Tamburino stated there is a well and a septic on the property also electric and he would like to put a double wide home on the property. Paul Gage stated there was a trailer at one time. The property was purchased on back taxes two years ago per Mr. Tamburino and the properties were combined. George Bennett explained to Mr. Tamburino that the properties can be combined. Bill Scriber explained to Mr. Tamburino that if the use was discontinued for more than a year he did not have rights to go back and that George was incorrect on that. If there was a trailer there and removed you cannot go back and there is no such thing as being grandfathered in. There was at one time a single wide trailer, 14x70, which was owned by Barb Manolta and Mr. Tamburino purchased the property in hopes to put a 24x44 double wide in its place. Mr. Tamburino has come to the Planning Board

meeting in hopes to find out what he can or cannot do on the property. Jen Reeher asked Mr. Tamburino if in fact he already owned a home and is interested in placing a second home. Mr. Tamburino stated that he wasn't planning on renting it but have his son live in the home. Bill Scriber explained that in Section 605, if the property is split it must be sub dividable with the same road frontage and setbacks as a subdivide. This would be the first criteria, the second criteria if you have one home on the property that must be removed prior to building the second home. Bill Scriber also explained that it was at one time an illegally subdivided property. Bill asked Matt Johnson why this issue would be brought before the Planning Board. Matt explained that an area variance is needed for the road frontage. Paul Gage stated there is a two acre required minimum and Bill Scriber stated that the setbacks are not met. There is no pad on the property. It was explained to Mr. Tamburino that he will need to submit an application for a subdivision to the Planning Board to be rejected then it will go before the ZBA for a variance. The discussion at this meeting is just that, not a rejection. Mr. Tambarino should have been told to subdivide by the zoning officer George Bennett. It was explained to Mr. Tamburino the steps he will need to take to subdivide. It will be noted on the Agenda for next month's meeting for the Tamburino subdivision.

Unfinished Business

- Matt Johnson was asked to join the Board. Matt has the final draft for the fence information. The wording is the same for both the Village and the Town and is ready to go before both. Kevin Dwyer stated that he would highlight the Village Zoning section and forward it to the Mayer for discussion at the next Village Board meeting.
- Bill Scriber asked for a motion to forward section 677 and 685 to the Town and Village to view. Motion was made by Doug Jordan and seconded by Kevin Dwyer. Kevin Dwyer asked if they could do one page for each the Town and the Village to avoid confusion. Matt Johnson agreed.

All in Favor.

Motion Carried.

- Matt Johnson has the last piece of the demographics for the Comprehensive Plan. There are a few new graphs that were not shown prior. There are some areas that will need correcting. A discussion continued on any changes that were made in the Plan. Matt will have this put into one file and once complete it will be submitted to the Town and Village to hold a public meeting.

Report of Committees

- Paul Baxter – There will be another training session on October 8, 2015 for Zoning Planning Boards at 7:00pm in Constantia.

Agenda

Mike Tamburino Subdivision
Comprehensive Plan final review

Next meeting October 26, 2015

Adjournment

Motion to adjourn – Doug Jordan motioned to adjourn, Paul Gage second.
Adjourn 7:55 p.m.

All in Favor.
Motion Carried.

Respectfully submitted,

Lynn Wood, Clerk