

**And Conservation Advisory Council  
Parish Village Gym  
January 25, 2016 at 7 PM**

**Regular meeting was called to order by Paul Gage at 7:00 pm.**

**Roll Call was called:**

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

**Minutes for December 28, 2015 meeting.**

Motion to accept the minutes was made by Kevin Dwyer and Doug Jordan second.

All in favor.

Motion carried.

**Communications**

- Received the CEO report. There were two copies of the Planning News Letter and a copy of the Town Topics.
- No other Communications.

**Report of Committees**

- Paul Baxter- There will be a ZBA training session which will be good for two hours of credit even for those on the Planning Board. It will probably be held in Amboy as they are in the process of have vacancies on their ZBA. Paul stated all the surrounding neighborhood will be invited along with Parish ZBA. The Planning Board will also be welcome to attend as they can learn how the ZBA works. There has been no date scheduled as of yet but Paul will inform the Board. Paul gave a reminder on the Tug Hill Conference which will be held on March 31, 2016. Paul announced that the Tug Hill Commission announced at a meeting in Central Square that there is a new Executive Director which is Katie Melonowski. Paul also wanted to mention that at the last Town Board meeting there were comments on the minutes for the Planning Board were not on the website. Bill Scriber will send all minutes to Paul Baxter's email and he will update the website. The public is interested in what is happening with the Planning Board.
- Jen Reeher – DEC Fishery Lake Ontario will be doing their annual Public Meeting on Thursday, February 25<sup>th</sup>, 2016 at the Pulaski High School. They will be discussing the stocking program and

how the catch rate has been and how the Lake Ontario fishing is going. There should be a press release out soon on this topic.

## **Unfinished Business**

- Paul Gage state the Comprehensive Plan is still tabled. No word as if Bill Scriber has heard from Doug Hill.
- Mike Tamburino subdivision – The Planning Board is waiting for the ZBA to meet which will take place on Wednesday, January 27, 2016, therefore, the Planning Board will carry this over until next months meeting.
- Pinkowski Subdivision – Dave Bardoun spoke on behalf of this issue and stated they are just getting started. Dave is just meeting with Tom Pinkowski in the last few weeks and just moving forward and believes the sale of his home is moving forward. There is a complete application and SEQOR and an agenda request. Dave spoke with Bill Scriber. Dave does have a sketch plan, everything is signed and they do have a check for the application. Dave will show what they are proposing and hoping the Board will see that all the frontages are being met and acreages hoping to move towards possibly putting it on the agenda for next month. Mr. Pinkowski has a home on the entire property on Lot one and would like to split off Lot one and Lot two. There will be enough road frontage on Lot two which has 300 foot of road frontage. Mr. Pinkowski would like to sell the home with roughly 30 acres on Lot one of 26-30 acres. Paul Gage asked if Lot two will stay with the owner and he replied yes, and lot one will go with the house. Dave Bardoun asked the board if it would be possible to schedule the public hearing for the February meeting. The Board did not find an issue with this request. Paul Gage asked for a motion to hold a public hearing for the February meeting for the Pinkowski subdivision. Doug Jordan made the motion and Ben McDonald second. All in Favor. Motion Carried. Dave Bardoun will email all information to Bill Scriber. (Bill Scriber arrived at this time to take over the remainder of the meeting). Dave Bardoun gave the check to the board for the application.
- Jeff and Robin Eaton-Novak- Everything has been surveyed on this property and they have the applications and a package that has additional information. Bill Scriber stated that he has the map and application. Mr. Bennett also signed because it is a two part process. They are acquiring some land in the rear of their existing property in order to make a two lot subdivision. Dave Bardoun explained it will be a lot line adjustment where they will add land, that of 1.52 acres to the rear. Bill Scriber asked if this was owned yet and Dave stated it was not and this was the reason for Mr. Bennett's signature. Jeff and Robin currently own 1.7 acres which is the entire road frontage which they have enough road frontage with three existing buildings. Jeff and Robin are currently in the process of purchasing the property from Mr. Bennett in order to go through the subdivision process to create two residential building lots. Bill Scriber explained that they must be the owners in order to do a lot line adjustment. Dave Bardoun asked if they could start the process before ownership. Bill Scriber asked the Board if they could convey a lot line before ownership. Kevin Dwyer stated it has been done before but there must be a deed to show metes and bounds. Paul Gage stated as

long as they have the metes and bounds and Dave Bardoun explained that they do have these which is in the package that was sent over. Dave stated that if they don't have approval for a lot line adjustment it would be creating an illegal parcel without any road frontage. Dave was hoping for approval for a lot line adjustment, and Bill Scriber stated that they could give a resolution approving it tentative upon transfer of the sale of the property. Dave stated that would be great so they can file one map at once to show the lot line adjustment and subdivision all at once. Bill stated then they could give the Board the Deed and it could be stamped. Paul Gage made the motion to accept and Doug Jordan second to approve. Bill Scriber noted that metes and bounds and legal description are here and known as file #15-37 tentative, (Paul Gage) upon acquiring the property and they will adjust the lot line. Dave Bardoun then asked if a public hearing can be scheduled for the subdivision and Bill Scriber stated to get through what is motioned on the floor first.

All in Favor.

Motion Carried

Bill Scriber then asked Dave to go ahead with his question. He would like to know if they could go forward with the public hearing on the subdivision. Bill stated they could do a subdivision tentative upon submission of the paperwork two weeks prior to the hearing. Dave stated they would table this for one month in order to obtain all signatures for the deed. Bill Scriber will table this until the March meeting. Dave needs to bring the transfer in February and at that time they will schedule the public hearing. Dave asked if the fee should be paid now and Bill Scriber said to wait until everything is scheduled.

## **New Business**

- Fence Ordinance review for Village— Bill Scriber stated that he reviewed it and if that is what they would like he is ok with it and at that time asked if anyone had a problem with it and Kevin Dwyer stated he has an issue with the ordinance on fences in the village. The Village is recommending that there are no fences in any front yards in the village and Kevin strongly objects to this. Kevin feels if anyone wants a fence in their front yard they should be able to do so. Nothing tall, just like a picket fence. Doug Jordan spoke up to state they should put a height regulation on it. There was a discussion on height and type. Kevin Dwyer stated they took a four paragraph item which mushroomed into two and half pages. The Village plans to fine up to \$250 for those with a fence in the front yard. Kevin again stated he strongly objects to the no fences in any front yard as long as it meets height standards. The town has not yet made any decisions on an ordinance. The village has more of an issue with fence ruling. The Village Board is wanting to set the fees for fences in front yards. Paul Gage stated that it is not the job of the Board to set the fees. Bill Scriber explained that the Board proposed an ordinance and the Village came back with much more of an ordinance. The village has to set the public hearing. Paul Gage also stated the Village needs to have a public hearing so they can voice their case. The Board gave their recommendations and it is up to the Village to decide on the ordinance. Paul Gage stated he would make

the motion it should go back to the Village and it should go in the minutes that that's the law they want to enact. Bill Scriber stated they will recommend they revisit the fencing in the front yard as we believe other communities have fences up to three feet allowable. The Board finds their finding lengthy and would recommend for ease of enforcement and understandability and somehow reduced, also the fee schedule should be set by the Village and enforced by the Codes Officer as the Planning Board is not the appropriate Village agency to collect or enforce. Paul Gage motioned to accept and Kevin Dwyer second.

All on Favor.

Motion Carried.

- Election of Officers – Bill Scriber was reappointed by the Town Board as Chairman of the Planning Board. Paul Gage asked Bill if he is accepting Chairmanship and he will, Paul Gage accepted Vice Chairman. Paul Gage asked if anyone interested in be Secretary, at that time Doug Jordan made a motion to keep everything the same and Ben McDonald second. There were no withdrawals or resignations.

All in Favor.

Motion Carried.

John Dunham asked if he could bring up an issue. He brought up the Leonard West property. It was asked if anyone has looked at the property lately as he has not kept up to the site plan. Bill Scriber requested the West site plan be pulled to be reviewed for numerous complaints, at that point a motion can be made to go look at the property. Bill stated the Planning Board cannot do this but can recommend it.

## **Agenda**

Pinktowski Public Hearing on Subdivision  
Zoning Complaints  
West Site Plan  
Comprehensive Plan – Unfinished Business  
Eaton-Novak subdivision  
Village Signs  
Tamburino Subdivision

Next meeting February 22, 2016

## **Adjournment**

Motion to adjourn – Paul Gage motioned to adjourn, Kevin Dwyer second.

Adjourn 8:04 p.m.

All in Favor.

Motion Carried.

Respectfully submitted,

Lynn Wood, Clerk