

**Minutes of the Parish Town & Village Planning Board
And Conservation Advisory Council
Parish Village Gym
September 25, 2017 at 6:30 PM**

Public Hearing

The Public Hearing came to order at 6:30 pm to discuss the Archibee Subdivision located at 489 Co. Rt. 38, Parish. Bill Scriber opened the meeting inviting anyone who would like to make any comments or have any questions to come forward and state their name and address and we will hear you. The public hearing was held open for a few minutes. Dave Bardoun spoke on behalf of Mr. Archibee. There have been no boundry changes and everything was checked, wet lands etc.

The public hearing was closed at 6:33 pm as there were no questions or comments.

Regular meeting was called to order at 6:33pm.

Roll Call was called:

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

Minutes for August 28, 2017 meeting.

There was a name correction for Mrs. Spaziani per Kevin Dwyer.

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

All in Favor.

Motion Carried.

Communications

- Chairman Bill Scriber asked the Board if they all receive the Tug Hill update. Bill announced to the Board that he was appointed Tug Hill Commission.
- Kevin Dwyer stated he put all letters and paperwork in the Planning Board mailbox.
- Codes Officer report – George Bennett spoke on the Tiny Home issue which he has been researching with the Town Board and not sure where this will be going at this time. Bill Scriber stated that they have the square footage required in the ordinance so that will change the zoning ordinance to accommodate it and George agreed and stated he spoke with other municipalities to see how they will handle the issue and they have a 500 square foot minimal. George also brought up to the Town Board about the stables being regulated as to not have the same issues arise as in other Towns. He is not sure when and if they will get with the Planning

Board on this. There was also an issue with the former Mayor on the CSX tracks on the parcel where the old train car for the circus sits, this parcel was sold and nothing going on with it at this time. No one has met with the Planning Board or the Zoning Officer to move forward with anything. The owner though will be in to speak with the Planning Board on Rail Car Storage per George. A discussion continued on this with Board members. It has been a couple years since the owner brought this issue up.

Doug Jordan asked on the Trailer issue on Co Rt 22 and George did touch base on this and they will be coming in to meet with the Planning Board for a six-month Special Permit as well as the other owner on Co Rt 22 with the building built way back in the woods. George has not yet been back to look at the property but will be checking this out as the building has been completed and need to obtain a permit up to date.

The only other issues George Bennett is working on are permits and the upcoming meeting with the ZBA on Wednesday, September 27, 2017 to hear two different situations. If both go in favor of they will be then meeting in front of the Planning Board. Bill Scriber asked the Board if they had any questions and there were none.

- Jen Reeher – A couple of hunting seasons opening up, Deer season opens Wednesday, September 27 and in the next couple weeks there is a Youth season open on October 7th and Black Power on October 14th and regular season on October 21st, turkey, waterfowl and pheasant open October 1st. No questions from the Board.

New Business

- Archibee Subdivision – there were no comments during the Public hearing. Bill Scriber did a SEQOR reading the questions to the Board for responses. After completion Bill Scriber asked for a motion to declare a Negative Declaration, motion was made by Paul Gage and second by Doug Jordan.
All in Favor.
Motion Carried.
Bill Scriber at this time asked for a motion to accept the application for a subdivision. A motion was made by Kevin Dwyer and second by Doug Jordan.
All in Favor.
Motion Carried.
All maps were stamped and signed by Chairman Bill Scriber including the Milar.
- Pathfinder Bank – Jessica assistant to the Attorney for Pathfinder Bank was in attendance to discuss a lot line adjustment. Bill Scriber explained what is needed for the lot line adjustment which based upon metes and bounds and make a resolution based on that information. It was explained to Jessica that she will receive a copy of the minutes after completion. At this time Bill Scriber asked Jessica for the metes and bounds and she did not have them available. Bill stated what he does not have the Indenture Agreement, acres plus and minus, a map, deed sale and metes and bounds based on that sale and stated we can do the lot line adjustment with this information. A resolution will be made based on the copy given to the clerk. This information is for the property located on Bengal Rd., Hilton Place, which was discussed earlier on well and septic where an agreement was made and there was an adjustment made for the well

and septic. Bill Scriber at this time stated that he will request a resolution based upon Pathfinder Bank granting the lot line adjustment as reflected in the Kevin Ryan map and the Bargain and Sale Deed of Pathfinder Bank as stated on page two of said document. Motion to accept was made by Doug Jordan and second by Paul Gage.

All in Favor.

Motion Carried.

An email will be sent to Jennifer with Pathfinder Bank of these minutes.

- Rice Development – This has been put on hold as there is no decision as of yet. This will be tabled for the October meeting.
- Kovacs issue – This was sent to the ZBA per Bill Scriber. Mr. Kovacs was in attendance and Bill Spoke with him on this issue. There were many questions by Board Members and the Town attorney. This is more of an information session as it was understood by the Planning Board as in past these same variances have been granted by the ZBA. Paul Gage had met with Mr. Kovacs to explain what he is planning to do and it was stated that he buys a vehicle by request and he brings it to this property and exchange the title and the car is gone from the property. It is a place of transfer only. There will be no repair shop or car sales on the property. A long discussion took place with the Planning Board on this issue on the laws of the decision made by the ZBA in a prior meeting. A new meeting was scheduled for September 27, 2017 with the ZBA to revisit the issue and make a decision. Mr. Kovacs was dismissed until a later date. Mrs. Chapman in the audience had many comments and questions to the Planning Board and the discussion continued in length on the Kovacs issue. Don Paul asked questions on the rehearing with the ZBA board and should it take place. After further discussion and a proposal was made for a public hearing on the Kovacs issue, Bill Scriber accepted the motion made by Paul Gage to put the Kovacs site plan for Auto Transfer second by Kevin Dwyer.

All in Favor. Motion Carried.

The hearing will be held at 6:30 pm on October 23, 2017.

- Dimon Road – Construction equipment in a residential area (staging area). It is scheduled for him to meet with the ZBA on September 27, 2017.

Unfinished Business

- Matt Johnson – Sign Ordinance. Move to Village Board if everything is approved. Matt stated that this is an attempt to take the existing sign article/zoning law and add in all the things the Village Board wanted/requested to add that the Planning Board agreed on. Trying to work from the Village Boards material. This is a compromise to try and change and a lot of the recommendations are in this. There was a discussion on the new information for signs. The changes have been made so Matt can put all together and do a narrative and submit to Bill to forward to all Board members. All the changes will be made in color for all to know where the changes were made. Matt agreed to send changes in color. Bill Scriber asked to entertain a motion and as Village person a motion was made by Kevin Dwyer, Village, and second by Paul Gage.

All in Favor. Motion Carried. Matt was asked to email the information to the Village Clerk and Bill will email to the Mayor and the Supervisor.

Doug Jordan asked if the file for the West property was available as the Board would like to know the amount of cars that were allowed on the lot. Lynn Wood will forward the information to Doug Jordan and Paul Gage.

Reports of Committee

- Paul Baxter – Continuing to line up a training session for SEQOR. Doug Jordan asked for Paul to update the Planning Board meeting start time on the website and to also be sure the ZBA minutes are up on the website.

Agenda

- Proposed Rice Site Plan
- Kovacs Property – Public hearing at 6:30 pm

Next meeting October 23, 2017

Adjournment

Paul Gage motioned for adjournment second by Kevin Dwyer.
Adjourn 7:55 p.m.

All in Favor.
Motion Carried.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Lynn Wood".

Lynn Wood, Clerk