

**Minutes of the Parish Town & Village Planning Board
And Conservation Advisory Council
Parish Village Gym
June 25, 2018 at 6:30 PM**

Regular meeting was called to order at 6:30 pm.

Roll Call was called:

Present:	Bill Scriber, Chairman	Kevin Dwyer
	Paul Gage	Paul Baxter
	Don Paul	Ben McDonald
		Lynn Wood, Clerk

Minutes for May 21, 2018 meeting.

Bill Scriber asked for any questions, corrections on the minutes from last month's meeting.

Paul Gage motion to accept minutes, Ben McDonald second.

All in Favor.

Motion Carried.

Reports

- None per Bill Scriber, Chariman.
- Zoning – none.
- Paul Baxter – There are a few local surveys still coming in but most have been received and tallied and results should be available in the near future.
- The supervisor asked if the Planning Board wanted to continue being a member of the Planning federation. Paul Gage asked if anyone knew what benefits they would receive from this, (the New York Planning Federation). Kevin Dwyer stated nothing more than an occasional magazine if that. Bill Scriber, Chairman asked for a motion to discontinue the New York State Planning Federation, Paul Gage made a motion and Ben McDonald second. All in Favor. Motion Carried.
- Paul Gage – Has a question concerning the site plan at the former Candlelight Restaurant, the construction company being parked on 69A. Kevin Dwyer commented on how the trucks are parked on the side. There was nothing stated in the minutes on the site plan on parking. This is an issue that will need to be taken care of by George Bennett.

Unfinished Business

- Bill Scriber – Continue with the Comprehensive Plan – Zoning Ordinance next ten pages.

Article 3 Zoning Districts and Zoning Maps.

There are three zones – Rural, Rural mixed use, Highway Commercial.

- Discussion on Roads – types of roads, state road, county road or town road. The center line of roads is different depending on the type road it is as to where you would measure from to the property line.

- Maps – this section is self-explanatory.

Interpretation of Zoning – already had discussion on this.

- Roads - Per Paul Gage for a public highway the tax payer owns to the center line because they are paying taxes as this as part of their taxes, if it is a private road no one owns the road and your property line goes up to the edge of the road and no one owns the road and all are responsible for any maintenance.

- Metes and Bounds – Self-explanatory.

- Lots divide by zoning district boundaries – Per Bill Scriber this has already taken place so no need to look at this.

- District regulations – Per Bill Scriber some of these can be changed. Prohibited should be replaced by either “PROH” or “P” or Use Prohibited. Bill will have it changed to PROH.

Special permit required – Hotel/Motel – Prohibited in rural, can be mixed use & highway commercial will be a site plan. Discussion continued on other types like B&B etc.

George Bennett requested new section to be added by Matt Johnson – vacation rental by owner – added to list per Bill Scriber “vacation rental by owner”. A discussion continued on occupancy and square footage and this will be considered in this section.

- Motor Vehicle Sales – No changes need to be made Per Bill Scriber, Chairman.

- Wind Energy System –

- Articles – Section 510 – Nonconforming lots – nothing different on this.

Nonconforming structures – pretty locked on section 540 per Bill Scriber.

540 – can’t make it bigger, if discontinue from year to year cannot re-establish it and if you want to do anything to it you need a special use permit.

Nonconforming damage & destroy – cannot change footprint, just restore.

George Bennet asked if there is a form to be completed to be put on agenda and Paul Baxter stated that yes there is a form on line to be completed.

Subdivisions – George Bennett had a question on Site plans. “Does a site plan expire if they don’t do anything within a certain period of time” Bill Scriber stated that it does expire within one year per State. This is for everyone. A discussion on time frame continued. A discussion on several prior site plans was also discussed.

- Article 6 – Special Development – A discussion took place on “in-laws” staying in a trailer on the property with a time limit. It cannot exist forever. A special permit is needed. A subdivision will need to be done per Bill Scriber as they cannot be allowed to have a noncompliant parcel. They will need dimension, lot size, have it surveyed. Bill Scriber asked to have an end use as if a person passes so it is known that it will no

longer be in use. This section will need to be redone. Bill will have Matt Johnson look at this.

- Section 2 – This has been checked.
- Section 610 – Accessory uses as structures – Anything that is added needs to be approved like a normal building.
- Height of Structures – 40 feet – but there are some structures that are not included.
- Section 620 – Line of sight of traffic safety – this is getting into the fence issue. The DOT tells how close you can be near the highway.
- Section 625 – Off street parking – section on handicap parking has changed, it is much bigger and a lot to it. Matt Johnson will need to add the new language to this section.
- Off street loading requirements – there is only one of these in the town.
- Section 630 – Dumping is prohibited.
- Section 635 – Streams, wetlands and water bodies – Bill would like this looked into to see if updated. George Bennett stated it is 100'. He also stated that Federal regulated have no setbacks and State and local do, so the 100' buffer is for State and Local. Federal you build right up to as it is only Federally recognized wet lands and not State.
- Section 640 – Storm water drain – Kevin Dwyer asked if this was the retention catch pond because there is no design standard for this unless it's been added. Bill Scriber asked where the design was for this. George Bennett stated may need to go through the DEC. Bill Scriber will put in the question for the catch pond.
- Section 645 – Bill Scriber asked on sign size of six square feet if it is still in the zoning wording? Kevin Dwyer commented that he does not believe the town has changed it. They didn't change signs or act on it nor fences.
- A discussion on home-based businesses took place. Bill Scriber will add to definitions FFL license reloading, need ammunition sales etc. (per George Bennett) other than personal use (per Kevin Dwyer). Only by special permit should also be added per Bill Scriber.
- Section 650 – This is based on things 500' from the road. This is worded find.
- Accessory Apartments – 500 square feet. George Bennett feels it should be pushed up a bit from this, maybe up to at least 750 square feet. Bill Scriber noted to have it state they should be 500-700 square feet and have a note put in "with Planning Board approval".
- Section 660 – Bill asked George Bennett if this is up to date and he responded that the standard may be different now and does not know off hand what it is. Everything else is good though. The only thing needing to be updated is the standard per George.
- Number 5 – Bill Scriber reading – It shall be law dimension side shall be parallel to road on which they shall "the whole idea of this was to have a trailer look like a

house when you pass by it” per Bill, and many out there aren’t doing this or haven’t done this and haven’t changed it. Kevin Dwyer read that also replacement may be allowed by Code Enforcement Officer. George Bennett read and commented on trailers and talked on going out and looking at homes. Bill Scriber asked George what should be done here and George responded to possibly strike that out and leave it to Building Code Official as there is a list of things that need to be looked at. Bill Scriber stated take out NYS Inspector and put approve by Building Code Enforcer of Parish, NY to be inspected and approved. A discussion continued on converting manufactured homes to homes and the code will change when discovered among other issues.

- Section 665 – Most current
- Cemetery’s – Bill Scriber will note to add a section on crematories and definition.
- Dwelling Size – Minimum footprint of 960 square feet. George Bennett asked if any terminology will be put in for Tiny Homes and size. Commented on another town of 500 square feet. A discussion took place on standards for these homes. (stick built) Paul Gage asked if this will be put as a separate unit and Bill Scriber stated he will ask what should be done. Must be defined at 960 square feet and must be habitable.
- Motorized Vehicle –
- Cabins – A long discussion took place on this issue and Bill Scriber will contact Matt Johnson to get information on this.
- Section 685 – Motorized Vehicle Parks – ie: Jeep & 4 wheeler parks – A discussion on these vehicles going on roads along with trails (ATV).

Agenda

- Review Zoning Ordinance

Next meeting July 23, 2018

Adjournment

Paul Gage motioned for adjournment second by Don Paul.

Adjourn 8:30 p.m.

All in Favor.

Motion Carried.

Respectfully Submitted,



Lynn Wood