

**Minutes of the Parish Town & Village Planning Board
And Conservation Advisory Council
Parish Village Gym
February 27, 2017 at 6:30 PM**

The public hearing was called to order at 6:30 pm for the Houghton Subdivision.

Bill Scriber asked if there was anyone wishing to speak to please state their name and address for the record and may come up and look at the map and issue your comments to the board. Kathy Perkins had questions for the board. Ms. Perkins asked the board how much property and or acreage is in discussion. Bill Scriber showed Ms. Perkins the map and showed her the property in question. Paul Gage pointed out on the map the property and explained what is planning to be done. After the explanation Ms. Perkins stated she doesn't see any problems going forward then. Ms. Perkins then asked what the size of the lot is and Paul Gage stated it has 92.97 road frontage, and the side line has 211.02 and the actual size is .4 acres for the property. As for the record per Bill Scriber, Ms. Perkins had questions for the parcel and its size. There were no further comments therefore the Public Hearing was closed.

Regular meeting was called to order at 6:32 pm.

Roll Call was called:

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

Minutes for January 23, 2017 meeting.

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

All in favor.

Motion carried.

Communications

- Bill Scriber looked through all communications given from Kevin Dwyer.

Report of Committee

- Paul Baxter asked the Planning Board if they had applied to attend the Tug Hill Conference and if not to be sure they do soon. Paul asked if all received an email or mail of the Headwaters.
- Jen Reeher – Had nothing to report.

- Codes Officer (George Bennett) – Not in attendance, therefore no report.

New Business

- Subdivision for Mr. Houghton. The check was given to the Planning Board. Bill Scriber asked for The SEQR. The questions were read to the Board Members for response. Ben McDonald abstained from this.
Paul Gage made a motion to accept the Negative Declaration and Doug Jordan second.
All in Favor
Motion Carried
Bill Scriber then asked for a motion to accept the application for the subdivision, Doug Jordan motioned and Don Paul second.

All in Favor.
Motion Carried.

The check and map were given to Kevin Dwyer to file in the Clerk's office.

- Bill Scriber at this time asked Mr. Kovacs to approach the Board. Bill stated to Mr. Kovacs that his request was received and explained that he will be put under a section 12.140 for the Zoning Board of Appeals. The application was filled out incorrectly as it should be for an area variance and it was completed for a use variance. It was explained that he is not permitted in that zoning area so he will need to go before the ZBA to be granted the area variance. Under the Zoning Ordinance Mr. Kovacs will be referred to the ZBA. After the ZBA makes their decision to deny the record will be sent back to the Planning Board and if they approve to grant the area variance Mr. Kovacs will need to return to the Planning Board to go through a site plan process. The information will be sent to the ZBA to set a meeting.

Unfinished Business

- Bill Scriber asked Matt Johnson to please come up and join the Board. The first item to be discussed per Bill was the storage containers, if the wheels are removed and if it fits within our square footage which is 200 sq ft it is permissible per Matt Johnson. Matt stated that he found nothing in the zoning law that would prohibit this. It was discussed on possibly changing the verbiage to state the container be built a certain way. Don Paul stated possibly its original purpose, Paul would wanted it stated to be maintained and sided per Matt and also to keep within the community per Bill Scriber of 200 square feet and to be kept within the setbacks per John Dunham. The discussion continued on the container issue and possible problems. Bill Scriber asked Matt Johnson if he could get some language for next month's meeting and Matt will take care of this.
- Bill Scriber stated that he disagrees with Matt Johnson on the 687 for camping vehicles etc. There is some confusion as to the start and expiration date. The special permit was

a six month permit and to reapply each year. Bill Scriber asked to have the language corrected on the special permits also to read "A permit shall be issued only or one year and renewable each year." Paul Gage added that the permit is good for six months but must be renewed each year. The permit goes with the land not the trailer and only one per parcel. Matt will type these up and email to Bill Scriber.

- Bill Scriber was directed by the Mayor that they are moving ahead on their sign and fence ordinance and she wanted Matt to be there to brief the Board on what they want. Matt stated that they have already signed off on the fence ordinance they have a new fence article/section that they are all in favor of. Matt Johnson stated that the next two things they want to do is the Mobile Home Parks and signs. The group did a lot of work on signs for the village and it was sent to the Village Board and some changes were made to that and they would like to send it back to the Planning Board to look at. Matt has one copy and would like to start with the Mobile Home issue. Bill Scriber was told the Mayor would like to put it by the Grist Mill and Matt said yes and has copies of the sign and Bill stated it is zoned for it. They cannot be banned in village but can restrict them to Mobile Home Parks, per Matt, which is what they want to do. Different options were discussed and how to deal with that in the zoning. What they would like to do is create a Mobile Home Park overlay, basically create a hatched area on the zoning map that everything in the underlying zone. Matt continued to explain on how they want to deal with the issue. A discussion continued on zoning, trailer size, location, site lines etc. between Matt Johnson and the Planning Board. Matt will draw up information on the storage units and the camper permits and the overlay for Mobile Home Park. The Mobile Home Park will be on the March Agenda for discussion.

Agenda

Tug Hill

Matt – Signs/Mobile Home Park

Next meeting March 27, 2017

Adjournment

Bill Scriber called for adjournment.

Motion was made by Paul Gage and second by Doug Jordan

Adjourn 7:35 p.m.

All in Favor.

Motion Carried.

Respectfully submitted,

Lynn Wood, Clerk

