

**Minutes of the Parish Town & Village Planning Board  
And Conservation Advisory Council  
Parish Village Gym  
March 26, 2018 at 6:30 PM**

**Public hearing was called to order at 6:30pm for the Kovacs Site Plan.**

Bill Scriber – All those wishing to speak were asked to sign the sign in sheet and explained the rules of the Public Hearing, keep it to the public hearing, be respectful to those who are speaking and you are given five minutes.

**William Dottolo of 189 Bidwell Rd., Parish, NY.** – Had a quick question which was, Was wondering if the DEC approved storage of cleaning facilities and lubricants and everything else that close to a river. Bill Scriber explained that this will not be a garage and there will be no cleaning on site, it is simply a paper transfer site. Mr. Dottolo asked if a repair facility, Bill Scriber stated no. Mr. Dottolo commented that there are repairs being done there now and he was told that those are his own personal vehicle, as he has a garage full of antique cars of his own. Mr. Dottolo asked if the cars that are brought in will be taken apart and worked on and was told only detailing will be done. There will be no repairs done as this was not put on the site plan and did not ask for this. Mr. Dottolo asked on how many cars will be there at one time and Bill Scriber stated it is noted on the site plan and Dave Bardoun explained what he will have on site. Mr. Dottolo stated he will have to think about all the information given.

**Donna Kovacs of 74 Sparhawk Rd., Parish, NY.** – Spoke on how this has been going on for a few years now and is very concerned on the stress it's causing. Mrs. Kovacs explained that she was at the meeting in late October or November and the Board stated everything was all set and to go ahead but this is still going on. Bill Scriber explained to Mrs. Kovacs what has taken place since that time and follow the steps that need to be done including a completed site plan and to hear comments to review and vote. Bill also stated this is an allowable use, if a person wants to put a garage, as long as they meet set back requirements and zoning officer ok's it according to codes, you have a right to use your property if it is allowable and you follow the procedures and so far all that has been done is that procedures were followed, so he has the right to use this property. The conversation continued with Mrs. Kovacs and Bill Scriber on all that has been done to follow the rules.

**Diana Spaziani of 2506 Co Rt 26, Parish, NY** – Is here to speak on the permanent changes that will happen once it becomes a garage or whatever the plan is. Mrs. Spaziani has three concerns which are: It will disrupt the neighborhood, it was her understanding that when it first started on this corner it was going to be a house and a garage and ended up a house/garage barn with added windows and doors and will now be a living quarters and now wants to be a site of the DMV transfer station inspection and motor vehicle sales business. Mrs. Spaziani continued to read concerns on it being an inspection station. The second concern was Special Permits which Mrs. Spaziani believes should only be issued in special circumstances. Bill Scriber explained that this is not a special issue it is an RMU zone and no special permit is required for it. It is an allowable use per Bill Scriber which he stated so that the wrong information is not put on record. Mrs. Spaziani continued to explain that she spoke with the Oswego County Planning Board and were aware of what she was talking about and was told they can only deal with the

information that was sent to them. At this time Bill Scriber wanted to make the record clear that there is a form and the Board must submit everything on that form which was in large file so they had everything the Board had at the time that was reviewed, Bill wanted to make this clear for the record. Mrs. Spaziani continue to voice concerns about the lot in question and feels the Planning Board should deny the permit because it cannot pass the three items under the Special Permit criteria. Bill Scriber again explained “it is not a Special Permit, it is a site plan” and that it is an RMU (rural mixed use) and has an allowable use within the Town just as the Grist Mill has an allowable use within the Village. Mrs. Spaziani asked how long it has been a RMU and Paul Gage stated since they did the rezoning which was eight or nine years ago, per George Bennett since at least 2011. The discussion explaining the RMU continued. At that time Mrs. Spaziani had another point to what she was speaking of if this becomes a Transfer Station or what the man is asking for, she believes that what her and the neighbors are afraid of is that it will become a used car lot where they will repair cars like they have to to get them a DMV sticker. Also, the concern of collecting cars for parts and worried about the fuel they might spill and other hazardous materials that to us located very close to the Salmon River behind this lot. Mrs. Spaziani also wanted to speak about the character of the neighborhood and how this will affect it and the tax base. She also stated how it was stated at a prior meeting it can be classified as a homebased business but does not believe this when there are cars parked out front and cars being fixed in the garage. After conclusion of reading her concerns Bill Scriber asked if this was all she had and she responded yes.

**Melanie Chapman of 2811 Co Rt 26, Parish, NY** – Mrs. Chapman started out with explaining that she doesn’t believe that anyone has anything against Mr. Kovacs or against him earning a living but are concerned about the neighborhood and a DMV motor vehicle sales and repair business going in to the neighborhood and changing it visually as well as environmentally as well as the character of the neighborhood. Mrs. Chapman continued to explain her concerns on this issue with the Kovacs Site Plan. After conclusion of Mrs. Chapman’s time to voice concerns, it was stated by Bill Scriber to please let the record state that “he (Mr. Kovacs) is not applying for a Special Permit, this is a Site Plan only”.

Bill Scriber then stated that hearing no more the Public Hearing is closed at 6:53 p.m.

**Regular meeting was called to order at 6:54 pm.**

**Roll Call was called:**

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

**Minutes for February 26, 2018 meeting.**

Bill Scriber asked for any questions, corrections on the minutes from last months meeting.

Paul Gage motion to accept minutes, Kevin Dwyer second.

All in Favor.

Motion Carried.

## **Communications**

- Bill Scriber- The ZEO Report was passed around to all Board members.
- Jen Reeher – Spring burn ban as started and will continued until May 14, 2018. The DEC is seeking comments on the draft Salmon River Fishery’s management plan until April 23, 2018. The plan is available on their web site. Empire State Park passes on sale until the end of the month. Price is usually \$80 for the \$65 which gives unlimited access to State Parks and facilities all over the State. A couple fishing seasons open on April 1<sup>st</sup>, trout, lake trout and the salmon season is open and you will need fishing licenses for this and the fishing license are \$25 for adults and are sold year round and stay effective for one year from the date of issue. The DEC and NYS Parks are seeking interns for their intern program which is called the Excelsior Core. The program is a six month internship starting on June 25, 2018 and they are looking for students ages 18 – 28. They supply paid housing, paid health insurance, a stipend of \$180 per week and a \$3000 education credit at the completion of the internship. That is working on State lands, parks, forests and wilderness areas.
- Paul Baxter – Reminder of the Tug Hill Conference to be held on March 29, 2018 and is looking forward to seeing everyone there. Paul also has new email addresses set up for the Planning Board Chairman and the Planning Board Secretary.

## **Unfinished Business**

- Bill Scriber – There was none.

## **New Business**

- Bill Scriber – Kovacs property. The 239 LM was returned from the County and Bill Scriber stated how he keeps hearing Special Use Permit and is not required for this zone. It is zoned for this. At this time Bill asked Dave Bardoun to go over it as there are people which are not familiar with this zoning. Dave explained that it is an Auto Sales lot, there is a little building next to it which is his DMV sales paperwork building which is the 14x10 shed that is there. There are two customer parking spaces in front of that. There will be no new signs or lighting, no changes other than bringing it up to compliance to what they have been using it for on the records as an Auto Sales not repair. He has his own vehicles that he owns and works on. Any vehicles that are bought are usually out of there within a few days. The only thing that was changed on the plan which was changed last month per the Boards request was the spruce trees that line the driveway were also requested to be a row of them in front of the cars also. There will be no changes, no additional parking. Bill Scriber asked how far the first car would be parked away from the road and Dave Bardoun stated that the boundry is 24.75 feet and he is roughly 20 feet beyond that which makes him 45 feet from the center of the road. There is a large ditch that carries the water through there and he is beyond that.

Bill Scriber went over the list of the discussion that therefore there will be (Dave Bardoun) continued with the explanation of no repair, no outside storage of automotive parts, no proposed outside storage, sconce lighting and pole light are existing and will stay, existing signage on the building will stay and no employees, no customer repairs, no customer bathrooms. Bill explained that the public hearing is closed, therefore there will be no questions answered at this time (there were questions being asked from those in attendance from the public portion of the meeting). At this time Bill Scriber asked the Board members if they had any questions. Kevin Dwyer about the proposed maximum of seven did he envision having seven cars at one time and Dave Bardoun stated Mr. Kovacs is looking at two or three and Bill asked if that number could now be dropped to the two or three and Dave replied yes as he usually has only one by the road. A short discussion continued on the amount of cars and there location on the property. No further questions from the board. George Bennett stated the only vehicles that are worked on are his own personal vehicles. Dave Bardoun wanted to state for the record that no space one with six spaces total. Bill Scriber stated we will make a notation of special permit there is no repair on site or storage of parts or tires etc. Kevin Dwyer stated that he only has a red tag and no green tag for repair. Bill Scriber at this time asked the Board if they would like to move this forward tonight or wait until next month to review comments and vote on it next month we have the updated site plan. Paul Gage made the motion to wait until next month when they have the updated site plan, Kevin Dwyer second. The vote on the Kovacs site plan is set for the April Planning Board meeting. All in Favor. Motion Carried.

- Rice Site Plan – Bill Scriber, Dave Bardoun and the Board Members had a discussion on the plan. The attorney (Mr. DeLong) was in attendance. There was a discussion on the exit, and egress was going to be put on the Route 26 road for emergency use only. Dave Bardoun stated that it was brought before Kurt Oswald, the Highway Superintendent and he has no problems, basically just follow through with the procedure of the driveway permit. Kevin Dwyer asked if it was basically a one-way driveway and Dave replied it isn't because if they have to go in and out but Rt 26 will not be for public use. There will be a Do Not Enter sign as it is for emergency use only. They want to see those coming in and leaving. Dave has nothing more at this point. Bill Scriber asked the Board if they would like to vote on the Rice Site Plan at this point. Paul Gage motioned to vote tonight and Ben McDonald second. At this time Bill Scriber asked for a roll call... Lynn Wood, Clerk proceeded with the roll call for a vote.

Bill Scriber – aye, Paul Gage – aye, Don Pau – aye, Kevin Dwyer – aye, Ben McDonald – aye. Motion Carried per unanimous vote per Bill Scriber. Next per Bill Scriber the Board will move a Special Use Permit which Bill would like to have added the Counties referral to us, condition one and condition two for the record added to the Special Use Permit as requirement. Paul Gage motion to accept the Special Use Permit conditions, Kevin Dwyer second. Bill Scriber asked for roll call at this time. Lynn Wood, Clerk proceeded with the roll call.

Bill Scriber – aye, Paul Gage – aye, Don Pau – aye, Kevin Dwyer – aye, Ben McDonald – aye. Motion Carried unanimously per Bill Scriber.

- Bill Scriber – We have a change of use which was brought to the Planning Board on the Parish Pub. Mr. VanDusen would like to change it to business use. They would like to make it a small construction with a showroom and conference room. There was a question on the upstairs apartment but it will not be used but it was requested to keep it and not to change it. At this time Bill asked the Board if there were any questions. A question on if there were going to be any other buildings built and Mr. VanDusen stated that there will be a 30x40 garage in back. This will meet zoning per George Bennett, the colors etc. Bill explained there will be a public hearing set for the April meeting as Bill will need to do a 239LM. Motion for a public hearing was made by Kevin Dwyer, Paul Gage second for the April 23, 2018 Planning Board meeting. All in Favor. Motion Carried.

### **Agenda**

- Schedule revision of zoning ordinance – sections 1<sup>st</sup> then send changes to Matt
- Kovacs Site Plan vote
- VanDusen – Public hearing
- Rice project

Next meeting March 26, 2018

### **Adjournment**

Paul Gage motioned for adjournment second by Don Pau.  
Adjourn 7:35 p.m.

All in Favor.  
Motion Carried.

Respectfully Submitted,



Lynn Wood