

**Minutes of the Parish Town & Village Planning Board
And Conservation Advisory Council
Parish Village Gym
April 23, 2018 at 6:30 PM**

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

Bill Scriber – The Public Hearing is being called to discuss the proposed sit plan for Van Dusen which is the reconstruction of the old Paris Pub to a commercial facility for purposes of offices for his construction company. Anyone wishing to speak please come forward put down name and address. This will be held open for a couple minutes.

After this time Bill Scriber stated that the Public Hearing is closed at 6:34 p.m. with no one wishing to speak.

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

Roll Call was called:

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

Minutes for March 26, 2018 meeting.

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

Paul Gage motion to accept minutes, Kevin Dwyer second.

All in Favor.

Motion Carried.

Communications

- Bill Scriber- Stated he send an email to Board members an article in Oswego County Today on the ATV that legislatures who approved roads need to be marked for ATV's. A discussion on ATV's being allowed on certain roads and how it will affect the noise ordinance and dangers of cresting hills. Bill asked if there were any other correspondence and there were documents and letters from the Planning Board mailbox that were shown to all members.
- Paul Baxter – Wanted to share with all that there was a good turn out for the Tug Hill Conference this year. Also, there is now an email address for the Planning Board Chairman and the Secretary to the Planning Board, also, there is now an email address for the ZBA Chairman to conduct Town business. Bill asked if there were any questions for Paul and there was a question/comment on the time for the Planning Board meetings on the website which is incorrect. It needs to be changed to 6:30 pm instead

of the 7:00 pm time from past years. Paul stated he plans to make the change to this and be sure it is updated. There is also no report from codes per Bill Scriber.

- Jen Reeher – Turkey season opens up May 1, 2018. Spring burn ban as started and will continued until May 16, 2018. There are public comment periods open on a couple of draft plans, one of those being the lower salmon river restoration recreation plan which is fish habitat projects and fisherman access project and the DEC is seeking comments on the draft until May 10, 2018. The other is the State wide invasive species management plan and are excepting comments on this until June 1, 2018. Bill Scriber commented that Jen will be leaving and will return in one year. Jen may have a fill in while she is away.
- Paul Gage made a motion to move New Business ahead of Old Business. Bill Scriber accepted the motion from Paul to move it ahead on the agenda. Bill stated we will go to New Business Kovacs Site plan vote.

New Business

- Bill Scriber – Kovacs property. Bill stated we are at the time limit for vote after Kovac hearing and Kevin Dwyer stated that it's close to the 62 days and Bill agreed. Bill asked to go to the site plan criteria on this and asked if there were new plans. Tom Vona spoke stating there is new criteria. These changes include: The parking space was changed, Bill asked about the wet lands and Tom explained that the distance between the site and the wet lands is acceptable. Jen Reeher stated that a supplemental map was emailed that a paper copy can be sent showing that the Federal wetlands and the distances to the proposed actions. There was a discussion on this between board members. Bill asked if all were ready to go ahead and Paul Gage made a motion to move on the Kovacs site plan tonight. Kevin Dwyer asked to second and Bill Scriber stated that he will go over the review and ask for a second at that time. Paul Gage stated that County and Planning has reviewed the Kovacs application and based on information has approved it, the landscape was addressed and it is properly landscaped, screening will be addressed with the Special Use Permit on lighting, there is no pedestrian rights of way as it is a County Highway, with the adjoining properties it has the appropriate buffer to the adjacent land owners, the signs/lighting will be addressed on the Special Use Permit and he must comply with ordinance. There is no increased drainage making a negative impact on the property and they will be using the facilities that are already there and it is in the zoning ordinance and is acceptable as zoned. The owner has provided the site plan maps appropriate to the Boards requirements. Bill Scriber read what was on the map/site plan to the Board and those in attendance. The EAF has been done and the Board has Declared a Negative Declaration. With all that and all the reviews since December of 2017, with a number of changes and a public hearing the Board will go to the site plan first and then the Special Use permit to address the issues. To be clear the site plan requires two pages of requirements and special permit requires three and we have covered in complete detail in review of the site plan all the special permit requirements. Don Paul asked if the hours of operation

should be discussed and Bill Scriber agreed. After a discussion on hours the Board agreed to Monday – Friday 8:30 – 7 with appointment in that time and Saturday 8:30 – 5. Bill added that it should be restricted the site plan to no auto repair on site, only allowable to detailing of cars, no storage of product of oil or other products to vehicle maintenance. Kevin Dwyer added that no customer auto repairs will be done. Bill Scriber continued to add that no illumination shall no extend to adjoin property owners. Paul Gage commented on minimal lighting. Also, Paul spoke about concerns on noise level and Bill Scriber proposed use shall not in any way exceed the amount of decibel level as in the town zoning ordinance currently. Paul Gage also added the amount of junk, there should be none around as he is not scrapping cars. Bill Scriber had it to be worded in the site plan “there is to be no storage of automotive parts **related to the business**”. Paul Gage stated that there was a concern brought up about the Scott Site Plan that was rejected by the Planning Board. Bill Scriber commented with it will be in the minutes and to address it before being finalized. Paul Gage went on to read “Are you aware that in 2007-2008 a property on Co Rt 26 a permit for “Transfer, Inspection and Repair Business, (which Mr. Kovacs will not be doing inspection or repairs), similar to Mr. Kovacs (but it is not similar to Mr. Kovacs), was denied, (it was denied because he did not have sufficient road frontage to accommodate the business and also he was turned down by the County because of the location of the driveway was in a poor site zone).” Paul would like this on record that it had nothing to do with the Auto Transfer business. Bill Scriber added that “very clearly this site has been approved by the County”. Paul Gage added “at that time there was no RMU zone which is now in the Zoning Ordinance. Bill Scriber asked if there were any further restrictions on site plan. Bill Scriber in short went over restrictions once again. Kevin Dwyer stated that there was a comment made that “the Board should be holding the prior NYS building codes, no, building codes is building codes and we are Planning Board and that has no impact on us”. Bill Scriber agreed with Kevin as the Board is doing a site plan for “specific plan”, that plan has to adhere to State and Local codes and laws to operate. Kevin replied the comment was made that the existing house and garage structure had issues, he had issues with the codes officer and the people wanted us to take this into account and we can’t, it’s apples and oranges, that is Codes, we are Planning, that has no impact on us. At this time Bill Scriber asked if there were any further questions or comments. Hearing none, Bill would like to ask someone to make that as a motion. Paul Gage made the motion that they accept the Kovacs site plan and Kevin Dwyer second. Bill Scriber asked for roll call on this:

Bill Scriber – aye

Paul Gage – aye

Don Paul – aye

Ben McDonald – aye

Kevin Dwyer – aye

We also have an application for a Special Use Permit to allow the use of the zone in the site plan. We have already covered all the items in the site plan so we will attach the

special use permit to the site plan. Bill asked for a to approve the Special Use Permit for the Kovacs property. Kevin Dwyer made the motion and Don Paul second. Bill Scriber asked for roll call once again.

Bill Scriber – aye

Paul Gage – aye

Don Paul – aye

Ben McDonald – aye

Kevin Dwyer – aye

Motion Carried. Unanimous and the site plan been approved.

Bill Scriber- Van Dusen site plan. The 239 is not back yet from the County. There is no SEQR yet. The Van Dusen's asked what this is and what they need to do. Bill Scriber explained the SEQR and where they can find it to complete and the Board will vote and review. It will be a minor change of use and the Board needs to go through all the questions and vote on what they call a negative declaration which there is no negative impact for it switching from a restaurant to a construction site. This will complete everything. May 21, 2018 is the next scheduled meeting.

Zoning Review – Bill suggested to contact Matt Johnson to get the Word version of our Zoning ordinance it can be put on the computer and this way Bill can start putting in any comments and email Matt and he can formulate it to be sure it is in the law.

What needs to be reviewed:

Add Hotel/Motels, bed and breakfast, campsite, camping ground, camping trailer. A discussion on how to handle this. Bill is proposing that they start with pages one through ten (part of ten) at our next meeting which is all the definitions and go over these. This will set us up to review the rest which will be six or seven pages each month to August and that will finish it. A discussion on what should be looked at and discussed. At that time Bill Scriber asked the Board for any other suggestions, there were none.

Unfinished Business

Paul Gage had one item of unfinished business – Changes on signs from quite some time ago. There was one change put in by the Codes Officer and Paul assured the Town Board the he would bring it up at this meeting to see if we wanted to agree with it and get it back to them. Bill Scriber replied that there was a section where he wants a contact and a phone number and date a sign was placed. The reason for that is he will be self-enforcing so if he sees a sign out he will know who and when it was placed and if it is within the 30 days. A discussion took place with the Board members on signs.

Having nothing more to discuss.

Agenda

- Van Dusen
- First 10 pages of zoning ordinance

Next meeting May 21, 2018

Adjournment

Paul Gage motioned for adjournment second by Ben McDonald.
Adjourn 7:25 p.m.

All in Favor.
Motion Carried.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Lynn Wood". The signature is written in a cursive style with a large initial "L" and a long, sweeping underline.

Lynn Wood