

**Minutes of the Parish Town & Village Planning Board  
And Conservation Advisory Council  
Parish Village Gym  
September 24, 2018 at 6:30 PM**

**The public hearing for the Dionne Subdivision, Guardian – Attorney Capone - was called to order at 6:30 pm by Bill Scriber, Chairman. Chairman Bill Scriber stated anyone wanting to speak please state your name and address and were given two minutes to address the Planning Board. During this time Dave Bardoun gave the board members copies of the subdivision to view.**

**There was no comment from those in attendance, therefore, the public hearing was closed at 6:33 pm.**

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

**Roll Call was called:**

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

**Minutes for July and August 27, 2018 meetings.**

There were a couple errors in the July minutes to be corrected per Kevin Dwyer, these were clerical errors only. Motion to accept corrected minutes was made by Kevin Dwyer and second by Don Paul.

August minutes – A couple clerical errors needed to be corrected.

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

All in Favor. Motion Carried.

### **Communications**

- Bill Scriber, Chairman passed around a letter to the Board to view from the County concerning the subdivision for tonight. At the Tug Hill Commission meeting the supervisor was in attendance requesting input on the Happy Valley State Land owned in Happy Valley, they own a substantial amount of land in Parish in the Happy Valley land preserve and is not taxed. There was a discussion on this topic.

### **Reports**

Paul Baxter – State is in the process of revising SEQR to take effect at the beginning of the year. Paul will be setting up a session on this.

## **New Business**

- Bill Scriber – Discussion on current site plan. Bill asked the Board if they have any questions. Bill Scriber asked Dave Bardoun if he would like to give his review again and if there were any changes at all. The only real change was moving the building closer, soil evaluations for contractor and engineer. They also made sure it meets the 15 ft setback. Where the house was had better soil so the decision was made to move his home closer and moved the septic a bit further. Nothing else has changed it is still two lots 144 acres of land. The proposed house number is 1886. Dave did communicate with George Bennett and he had no questions and also asked if George would forward something to Bill Scriber on any questions. They would like to keep the property with the family. Dave does have the payment due to the Planning Board for the site plan. Bill Scriber at this time stated with no further questions they will move forward with the SEQR. Kevin Dwyer read the SEQR questions to the Board for their responses. A motion was made by Paul Gage for a negative declaration and second by Kevin Dwyer. Paul Gage also made the motion to accept the Dionne Subdivision and was second by Don Paul. All in Favor. Motion Carried.

## **Unfinished Business**

- Bill Scriber – Continue with the Zoning Ordinance. Continue starting with page 33 on Zoning Permit requirement. Article 11. Bill Scriber made notes on this where they need to look again. Discussion on this took place with board members.
- Article 11 – 11-11-10 permit exemptions. This is the less than 15 ft of ground coverage. Nonstructural agricultural
- Section 1115. Bill Scriber stated he did not see anything that will affect the Board unless the law changed. Bill Scriber read a response to a question on zoning permits expiration date which is within one year of date of issuance if construction is not substantially started or the use has not commenced the permit will be renewed upon payment.
- Permit fees has already been addressed, they are done at budget meeting.
- Unapproved lots – zoning permits etc. by zoning officer.
- Section 1140 – ZBA – created by town law, variances. Discussion on law.
- Zoning Officer – can't adjust.
- ZBA – can't leave this alone.
- Planning Board – site plan, special use permits, temporary permits. Kevin Dwyer asked if they would to add subdivision under this category.
- Violations and penalties
- Article 12 – Site plan review – Bill Scriber would like no change.
- Number 22 questionable by Bill Scriber
- Number 26 - nothing

- 1225 Waiver submission requirements – Bill Scriber commented on this on lighting and proposed signs etc. Article impact review question.
- 1235 – Review process
- 1240 – Area variance – Bill Scriber would like to add upon completion of granting of area variance it is to go back to the Planning Board to be granted or denied. A letter should be given to the Planning Board on decision.
- 239LM – taken out of book
- Waiver public hearing – may be waived per discretion.
- 1260 – Final Action – legal and used. Can modify. Can contact Zoning Officer for certain things when issuing permits.
- 1265 – all legal under County Law.
- 1305 - Special use permit – applicability
- General Use Permit – standard
- 1320 – All information that is needed.
- Article 14 amendments

This will be emailed to Matt Johnson to look over per Bill Scriber and let the Planning Board know of his findings.

### **Agenda**

None

Next meeting October 22, 2018

### **Adjournment**

Paul Gage motioned for adjournment second by Kevin Dwyer.  
Adjourn 7:36 p.m.

All in Favor.  
Motion Carried.

Respectfully Submitted,



Lynn Wood