
Planning Board Minutes
January 7, 2016

Planning Board Members Present: Brad Bennett, Julie Pellett, Karl W. Smith, Daniel Compton, Fran Overmoyer, & Matt Rogers.

Others Present: Andy Hall (CEO), Kim Rayburn (Secretary), Effie & Pete Rogers, Jeremy Years L.S.

Bennett opened the meeting at 7:30 pm.

- I.** TS1-16 Sketch Plan for 1 Lot Subdivision, Owner, Effie Rogers, property located at 6882 Rice Rd tax map # 54.00-1-52.110 The original parcel is 94.80 ± acres and is on both sides of the road. The proposed subdivision is to take 10 acres with farm house on the North side of Rice Rd and create lot B, leaving lot A (parent parcel) of approximately 84.8 ± acres still on both sides of the road.

Bennett asked for an explanation of the proposal, Years stated that Effie Rogers hired him to survey her property located on Rice Rd so she can subdivide off the farm house and ten acres from the farm to sell to her son. The property incorporates land on both side of Rice Rd, and the remaining parent parcel will continue to have lands on both sides of the road. There will be more than the required amount of road frontage for both sides of the road, and the existing house is pre-existing non-conforming to the current regulations for front set back. Years shows the house, barns, well house and leach area on the map. Bennett asked Years if he was planning on putting the entire parent parcel on the final maps as someone looking at the current map would not understand that the current parcel consists of lands on both sides of the road. Years stated that he has had conversations with Rayburn and Hall regarding this and he will add a small picture of the parent parcel to the map. He stated that the tax map# is the same but on the tax maps provided by the county the parcel is on two separate pages.

Bennett asked if there were any further questions or concerns there were none.

Planning Board Decision:

Smith made a motion and Compton seconded the motion to approve TS1-16 Sketch Plan for 1 Lot Subdivision, Owner, Effie Rogers, property located at 6882 Rice Rd tax map # 54.00-1-52.110 The original parcel is 94.80 + acres and is on both sides of the road. Subdivision is to take 10 acres with farm house on the North side of Rice Rd and create lot B, leaving lot A (parent parcel) of approximately 84.8 + acres still on both sides of the road.

Whereas:

1. The final maps will have the entire parent parcel on the map
2. The maps have all other required information.

Record of Vote:

Brad Bennett	Aye
Julie Pellett	Aye
Dan Compton	Aye
Karl W Smith	Aye
Francis Overmoyer	Aye
Matthew Rogers	Aye

All Board members present voted aye, Vote was carried unanimously.

II. Discussion: Planning Board meeting days and times set for the year 2016

Bennett asked the Board members if they were ok with the current schedule of the meeting dates which are the first and third Thursdays of every month with a meeting time of 7:30 p.m. All Board members agreed to keep the meeting days and times the same as above.

Bennett stated that there has been a listing on the Town web site asking for interested parties to apply for the Planning & Zoning Board for the entire year of 2015. He asked if there have been any further applications turned in to Rayburn, Rayburn stated that the only one she has received was Fred Fink.

Bennett advised the board of the status of the zoning changes. The last local law has been sent to the County for their review, once it comes back the Town Board will hold a public hearing on it and it will be sent to the State for filing by the Town Clerk. Once we have received notice from the State the zoning changes will be completed and a new set of code books will be provided with all of the changes.

Bennett discussed the status of the Comprehensive Plan, he stated that it is his understanding that the Town Board would like the Planning Board to review the Plan and supply them with any comments before they set a public hearing. Bennett has not seen a copy of the plan as of this date and he is wondering why. Smith and Pellett stated that the last committee meeting was cancelled but they do know that the County has reviewed the plan. Bennett will speak with Town Supervisor Fred Wille and try to get an answer on where the plan is, and Smith will ask the committee the status of the plan.

Overmoyer stated that Hall asked the Board to review Town code sections 135-27 Zoned Lot Regulations & 135- 29 Yard regulations, subsection A. in regards to side yard reduction as there was an application on Rabbit Run that brought this section of code to Hall's attention. He wants to make sure the correct procedure was done on this application and if any part of the code or district zoning should be looked at for future change. Overmoyer stated he feels the board did exactly what should have been done as these sections do not pertain to the current zoning of Rabbit Run which is AR-2. A discussion was held and Bennett asked Smith and Pellett if the Comprehensive Plan committee looked at this section and they stated it was and it will remain zoned AR-2. The Board looked at the differences in the AR-2 vs RR1 zoning Districts and stated that they are similar however the RR1 District allows for barbershops, beauty salons and ursery day care centers with an approved Special Use Permit so they believe the Town's opinion was and is to keep that road zoned AR-2 to keep with the character of the neighborhood.

III. Minutes of December 17, 2015

**Pellett made a motion and Rogers seconded the motion to approve the minutes of December 17, 2015
All board members present voted aye, with the exception of Smith who was not present at the 12/17/15 meeting. Vote was carried**

IV. Meeting Adjourned

**Smith made a motion and Pellett seconded the motion to close the meeting @ 8:00 pm.
All Board members present voted aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn

Kimberly Rayburn
Planning & Zoning Board Secretary