
**Planning Board Minutes
September 21, 2017**

Planning Board Members Present: Brad Bennett, Julie Pellett, Daniel Compton, Matt Rogers, Fran Overmoyer, Fred Fink

Absent: Karl W. Smith

Others Present: Kimberly Rayburn (Secretary) Jim Kier (Code Enforcement Officer) Dan Holtje (Agent) Michael Jones (Agent)

Bennett opened the meeting at 7:30 pm, Rayburn read the public hearing and it was opened.

I. 7:30 pm TS6-17 1 Lot Subdivision Land Separation Only Owner, John Bonanni Agent, Dan Holtje, Finger Lakes Land Surveying. Lands located at 2212 Brace Road tax map # 54.00-1-34.000 of 4.3 acres separating lands from SF home creating Lot 2 of 2.5 ± acres to be owned by Bonanni leaving the remaining 2 acres with the single-family home on lot 1 of 2. acres also to be owned by Bonanni.

Holtje stated that the purpose for the separation is for assessment reasons and there are no plans for construction or sale of the property. Bennett asked for any further questions or concerns from the public there were none, Compton made a motion and Pellett seconded the motion to close the public hearing, all Board members present vote aye. Compton asked about the easement to an old gravel pit. Holtje stated that he could not find anything that states it has been removed so for legal purposes he left in on the map. A discussion was held on the pit being more of a private farmers pit than anything else and assumes it is for private use. Overmoyer asked if Holtje thought that lot # 2 would be considered a buildable lot, Holtje stated that the portion being subdivided from the house is in a floodplain and with the contours of the land it would be very difficult and does not believe anyone would try to build on it.

Bennett made a motion and Overmoyer seconded the motion to declare SEQR and unlisted action with a negative declaration. All Board members present voted Aye.

Planning Board Decision:

Compton made a motion and fink seconded the motion to approve TS6-17 1 Lot Subdivision Land Separation Only Owner, John Bonanni Agent, Dan Holtje, Finger Lakes Land Surveying. Lands located at 2212 Brace Road tax map # 54.00-1-34.000 of 4.3 acres separating lands from SF home creating Lot 2 of 2.5 ± acres to be owned by Bonanni leaving the remaining 2 acres with the single-family home on lot 1 of 2. acres also to be owned by Bonanni.

Whereas:

- 1. Lot #2 may or may not be a buildable lot**
- 2. new maps were presented for Preliminary/Final with signature lines.**

Record of Vote:

Bennett Aye Pellett Aye Compton Aye Rogers Aye Overmoyer Aye Fink Aye

All Board members present voted Aye, Vote was carried.

II. TS7-17 Parcel line Adjustment Owner, Phillip White (Agent) Michael Jones Lands located on Bennett Road tax map # 52.00-3-38.111 of 103.9 acres annexing 1.931 acres into 2026 Bennett Rd of tax map # 52.00-3-12.000.

The Board reviewed the maps. The existing property line is curved a discussion was held and it was determined that it was due to the old railroad bed and the property declines east going west. A discussion was held on the property pin in the south west corner of the property, White will continue farming this area so the pin that gets placed may get pulled up. A brief discussion was held on the municipal water line easement, Jones was not aware of it as he has a well.

Bennett made a motion and Rogers seconded the motion to declare SEQR and unlisted action with a negative declaration. All Board members present voted Aye.

Planning Board Decision:

Overmoyer made a motion and Pellett seconded the motion to approve the parcel line adjustment for Owner, Phillip White (Agent) Michael Jones Lands located on Bennett Road tax map # 52.00-3-38.111 of 103.9 acres annexing 1.931 acres into 2026 Bennett Rd of tax map # 52.00-3-12.000.

Record of Vote:

**Bennett Aye Pellett Aye Compton Aye Rogers Aye Fink Aye Overmoyer Aye
All Board members present voted Aye, vote carried.**

The Board will sign the maps after Jones returns with the deed.

III. Discussion:

Overmoyer wanted to discuss what the Board should accept as proper maps for variances, he referred to section 135-14 Variance and appeals procedure subsection 3. *The Code Enforcement Officer, after determining that an application is in proper form, shall transmit copies of the application and all supporting documents to the Board of Appeals for action thereon.* He stated that he feels applications come in as substandard and believes the Town building Department should have some type of checklist they give to the applicant so they are aware of what is required as the information given to the Boards needs to be accurate. Rayburn stated that we can only request what the code book states is required, the ZBA has reviewed this same topic and the forms have been revised. The last applicant was unaware of the setback from the centerline of the road vs the setback from the parcel line and Code Officer Kier has not reviewed many variances. The Town building department will make sure all future applicants are well informed and are turning in correct information. Compton stated that he feels the documentation we received was sufficient if the distances were correct and stated all we need is a ruler and pencil drawing to scale that has correct information.

IV. Minutes of September 7, 2017

**Pellett made a motion and Rogers seconded the motion to approve the minutes of September 7, 2017
All board members present voted Aye, vote was carried.**

**Pellett made a motion and Fink seconded the motion to approve the minutes of August 17, 2017
All board members present voted Aye, with the exception of Compton as he was not present at the 8.17.17 meeting.
Vote was carried**

V. Meeting Adjourned

**Smith made a motion and Fink seconded the motion to close the meeting @ 8:15 pm.
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary