



PLANNING BOARD  
**TOWN OF PORTER**

3265 Creek Road • Youngstown, New York 14174 • (716) 745-3730 • Fax (716) 745-9022

**Thursday, February 1, 2024**

The regular meeting of the Town of Porter Planning Board was called to order at 7:00 p.m. with the Pledge to the Flag.

Present: Chairperson Mark Fox, Vice Chairperson Jeffrey Schulze, Member J. Anthony Collard, Member Robert Tower, Member Ryan Ross, Code Enforcer Peter Jeffery, Attorney Michael Dowd, Planning Board Secretary Amy Beaudreau.

**Public Hearing for Alyssa and Jeffrey Shubert, vacant parcel on Porter Center Road (between Lockport Road and Braley Road), Tax Map 47.00-1-26.111 for a minor subdivision.**

Alyssa Schubert was present to represent the application.

A motion to open the public hearing was made by Member Collard and second by Member Tower. All in favor, motion carried.

Chairperson Fox asked if anyone in the audience had anything to ask or comment upon. Neighbor Mike Murphy stated that he is the next-door neighbor and wanted to know what was going to happen with the property.

Code Enforcer Jeffery displayed the subdivision. Ms. Shubert explained that she has a 28-acre vacant parcel that she would like to cut out a 2.7 acres piece for a family member to build a single-family home on. The remainder of the parent parcel will remain vacant.

Mr. Murphy stated he has an issue with a tree stand on or near his property. Code Enforcer Jeffery stated that if he has an issue like that, he should contact the DEC.

Member Collard asked for more clarification on the project. Code Enforcer Jeffery stated that the parcel being divided will be approximately 300 (road frontage) by 340 feet for a single home lot. Mr. Murphy asked if the land could be subdivided again in the future and Code Enforcer Jeffery stated that it could be done if the minimum lot and road frontage requirements, but it is not currently a part of this application. Code Enforcer Jeffery also mentioned that the back of the property is a conservation which does limit any building on that section.

Attorney Dowd confirmed that the existing parcel (after the subdivision) will exceed minimums and may allow for an additional subdivision if requested.

With no further questions or comments from the audience, a motion was made to close the public hearing by Member Tower and seconded by Vice Chairperson Schulze. All in favor, motion carried.

Chairperson Fox asked Code Enforcer Jeffery if the sketch plan previously approved is the same as what is presented tonight. He confirmed they are the same.

A motion to approve the minor subdivision as presented was made by Vice Chairperson Schulze and seconded by Member Ross.

With no further discussion, roll was called.

Chairperson Fox: Yes

Vice Chairperson Schulze: Yes

Member Collard: Yes

Member Tower: Yes

Member Ross: Yes

Motion carried.

**Sketch plan for Joellen Dominski, 3369 Creek Road, Youngstown for a lot line adjustment/expedited review.**

Joellen Dominski was present to represent the application.

Ms. Dominski stated that her neighbor would like to purchase 110 feet of road frontage and the property behind her home to merge to their property so that nobody builds between them.

Code Enforcer Jeffery illustrated what Ms. Dominski was describing. He did state that currently the property is deeded to two names however, that is being addressed in Niagara County.

Attorney Dowd and the Members had a brief discussion on the timeframe of the merge and the release from the mortgage holder. It was determined that it would be best for Ms. Dominski to work with Assessor Villella on timeframes.

A motion was made to approve the lot line adjustment/expedited review on the condition that all requirements are met by the Town Assessor. The motion was made by Member Tower and seconded by Vice Chairperson Schulze.

With no further discussion, roll was called.

Chairperson Fox: Yes

Vice Chairperson Schulze: Yes

Member Collard: Yes

Member Tower: Yes

Member Ross: Yes

Motion carried.

**Code Enforcer Jeffery's report.**

Code Enforcer Jeffery stated he would email his report shortly.

**Attorney Dowd's report.**

Attorney Dowd had nothing to report.

**Correspondence / New / Old / Miscellaneous Business.**

None.

With no further discussion, a motion to adjourn the meeting at 7:24 p.m. was made by Member Tower and seconded by Member Collard. All in favor, motion carried.