



# PLANNING BOARD TOWN OF PORTER

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**Thursday, April 4, 2024**

Chairperson Mark Fox	Present	Code Enforcer Peter Jeffery	Present
Vice Chairperson Jeffrey Schulze	Present	Attorney Michael Dowd	Absent
Member Anthony Collard	Present	Secretary Amy Beaudreau	Present
Member Robert Tower	Present		
Member Ryan Ross	Present		

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.

Chairperson Fox read the agenda.

**Public hearing for Robert and Kathy Zdziebko, 3944 Dickersonville Road, Ransomville; Tax Map 61.00-2-39.12 for a minor subdivision.**

Robert and Kathy Zdziebko were present to represent the application.

Chairperson Fox read the public hearing notice that was published in the Niagara Gazette on March 16, 2024, mailed to all residents within 500 feet of the parcel boundary and posted on the Town website.

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

Chairperson Fox asked if there were any audience comments or questions. There were none.

Chairperson Fox explained that this sketch plan was approved in December contingent on a variance approval by the Zoning Board of Appeals. The ZBA approved the variance for 5 feet of road frontage in January. No changes have been made since the preliminary approval.

Code Enforcer Jeffery displayed the subdivision and stated that the Zdziebko's have agreed to move the shed on the parcel to the same parcel as the divided lot with the home.

With no further comment, a motion to close the public hearing was made by Vice Chairperson Schulze and seconded by Member Ross. All in favor, motion carried.

A motion to approve the minor subdivision contingent on moving the shed to the parcel with the home was made by Member Collard 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 review for Joanne Basta, 12 and 13 Porter Center Road Extension, Tax Maps 33.10-2-8.3 and 33.10-2-6.1 for a lot line adjustment/expedited review.**

Joanne Basta was present to represent the application.

Code Enforcer Jeffery stated that this application fits within the criteria of a lot line adjustment through the expedited process rather than a minor subdivision. No new parcels will be created.

Code Enforcer Jeffery displayed the lot line adjustment and explained the proposed changes to the internal property line. He explained that Ms. Basta has access to the parcel from both Porter Road Extension and Lake Road. Porter Road Extension is a privately owned road maintained by the 18 property owners who access the road.

Vice Chairperson Schulze confirmed that exterior lot lines will not be modified and no new parcels will be created. Code Enforcer Jeffery stated he was correct.

Chairperson Fox agreed that this application does fall under lot line adjustment and that if approved there is no further Town approval needed. Code Enforcer Jeffery confirmed.

A motion to approve the lot line adjustment as presented was made by Member Collard and seconded by Member Tower.

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 was absent

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

Chairperson Fox stated that it was realized that July meeting would fall on the July 4<sup>th</sup> holiday. He asked the Members if they would be available for the meeting to be on Monday, July 1, 2024 and it was agreed to change the meeting date to July 1, 2024.

Secretary Beaudreau stated she would add that date to the May and June agenda so that the public was aware of the change two months prior.

With no further discussion, a motion to adjourn the meeting at 7:28 p.m. was made by Member Tower and seconded by Vice Chairperson Schulze. All in favor, motion carried.