

Chairman Spira called the regular meeting of the Town of Porter to order at 7:00 p.m. on Thursday, **June 7, 2012**. All Planning Board members were present. The agenda for the meeting was read aloud.

APPROVE MAY 3, 2012 MINUTES

Chairman Spira read over the minutes of the May 3, 2012 Planning Board meeting. Jipp Ortiz made a motion to approve the minutes as presented. Anthony Collard seconded the motion. With all in favor the motion was unanimously carried.

ROBERT SCHRUISE PUBLIC HEARING

Chairman Spira read the following Notice of Public Hearing:

Subdivision request of Robert Schruise, 3586 Curtiss Ave., Ransomville, NY. to subdivide his property at 3585 Ransomville Rd., Ransomville, NY.

Parcel A All that tract or parcel of land situate in the Town of Porter, County of Niagara and State of New York, known as and being a part of Lot 43, Township 15 and Range 8 of the Holland Land Purchase (so-called) and being more particularly bounded and described as follows; Beginning at a point on the center line of Ransomville Road, which point is the southwest corner of lands conveyed to William F. Connor by deed recorded in the Niagara County Clerks Office March 12, 1906 in Liber 316 of deeds at Page 56; Running thence easterly at an interior angle of 90°-55'-52" and along said Connor's south line, 328.03 feet measured to a point; Running thence southerly at an exterior angle of 89°-04'-08" along a line parallel to the center line of Ransomville Road, 66.0 feet measured to a point; Running thence easterly at an interior angle of 90°-55'-52", and along a line parallel to the south line of Connor, 328.03 feet measured to a point on the center line of Ransomville Road; Running thence northerly along the center line of Ransomville Road at an interior angle of 89°-04'-08", 66.0 feet measured to the point or place of beginning.

Parcel "B" All that tract or parcel of land situate in the Town of Porter, County of Niagara and State of New York, known as and being a part of Lot 43, Township 15 and Range 8 of the Holland Land Purchase (so-called) and being more particularly bounded and described as follows: Beginning at a point on the center line of Ransomville Road, which point is the southwest corner of lands conveyed to William F. Connor by deed recorded in the Niagara County Clerks Office March 12, 1906 in Liber 316 of deeds at Page 56; continuing thence easterly at an interior angle of 90°-55'-52" and along said Connor's south line, 328.03 feet measured to the true point or place of beginning;

Running thence southerly at an interior angle of 90°-55'-52" along a line parallel to the center line of Ransomville Road, 66.0 feet measured to a point; Running thence easterly at an interior angle of 89°-04'-08" and along a line parallel to the south line of Connor's lands, 245.94 feet measured to a point, said point being on the west line of lands conveyed to G. W Curtiss by deed recorded in the Niagara County Clerk's Office on July 09, 1836 in Liber 16 of deeds at Page 270; Running thence northerly at an interior angle of 90°-33'-47" and along Curtiss's west line, 66.0 feet measured to a point;

Running thence westerly at an interior angle of 89°-26'-13" and along Connor's south line, 245.51 feet measured to the point or place of beginning. This property is known as tax map no. 62.10-3-4

This is a request to subdivide property at 3585 Ransomville Road. Mr. Schruise came before the Planning Board last month at which time the sketch plan for this request was approved. Robert Schruise owns a house on Curtiss Avenue that backs up to this property. He would like to enlarge the size of his lot on Curtiss Avenue and reduce the size of the lot on Ransomville Road. As long as each lot meets the town standard of twenty thousand (20,000) square feet per lot this can be done.

With no questions or comments from the audience or the Planning Board, Thomas Oddy made a motion to close the Public Hearing portion of the meeting. Donald McCollum seconded the motion. With all in favor the motion was unanimously carried.

Chairman Spira read a letter submitted by Christian Amico, P.E. with Conestoga-Rovers and Associates. Based upon their review of available information, the subdivision will not have an adverse impact on the existing Town drainage system.

Chairman Spira read Part I of the Short Environmental Assessment Form regarding the project information as submitted by Mr. Schruise. Part II – Impact Assessment – was completed by the Planning Board. Jipp Ortiz made a motion that based on the information and analysis submitted and any supporting **documentation** the proposed action will not result in any significant adverse environmental impacts. Thomas Oddy seconded the motion. With all in favor the motion was unanimously carried.

This subdivision will result in three lots belonging to Mr. Schruise. The assessor will make sure that there is not a land-locked parcel and that two lots, each with at least twenty thousand (20,000) square feet will be created.

Thomas Oddy made a motion to approve this subdivision as presented. Jipp Ortiz seconded the motion. A roll call vote resulted in the following: Thomas Oddy, yes; Donald McCollum, yes; Anthony Collard, yes; Jipp Ortiz, yes; Chairman Spira, yes. With all in favor the motion was unanimously carried.

RICK & DEBBIE FLECK SUBDIVISION REQUEST

Debbie & Rick Fleck came before the Planning Board to request a subdivision of their property on Youngstown-Lockport Road. They would like to gift some property to their son in order for him to build a pole barn with an apartment on the second story. They would give their son a parcel approximately forty thousand (40,000) square feet in size. There is a ditch on the property. The property was purchased about twenty-five (25) years ago. The Planning Board wants to be sure that the house that Mr. & Mrs. Fleck owns is on a standard lot of at least twenty thousand (20,000) square feet. This lot is located in a Rural Agriculture zone that required one hundred twenty five (125) feet of frontage per lot.

With the size of the parcel, the Planning Board feels it is possible to create three lots if the owners work with a surveyor to be sure the lots are the correct size. The Planning Board does not have enough information to approve a sketch design tonight.

CODE ENFORCER ROY ROGERS REPORT

Roy Rogers submitted Building Department report, Complaints report and Permit report for the month of May. Joshua Stack will be sent a letter from Mr. Rogers regarding the noise that is being made after hours of operation as stated on the recent permit he was granted. Mr. Stack also has not fulfilled his obligation of building a berm in front of the boat storage area. Mr. Rogers will address that issue with Mr. Stack as well.

Mr. Rogers reported that he inspected MoMo Electronics facility on Porter Center Road in Ransomville. The building is structurally sound but is in need of a little cosmetic work. There were a few minor electrical violations.

ATTORNEY MICHAEL DOWD REPORT

Michael Dowd reported that the Solar Panel project at the Town Hall and the Town Garage is progressing well and is anticipated to be completed on schedule.

REVIEW ZONING MANUAL

The Planning Board reviewed the Zoning Manual and some of the changes that have been made.

With no further business to come before the Planning Board, Thomas Oddy made a motion to adjourn the meeting. Jipp Ortiz seconded the motion. With all in favor the motion was unanimously carried.

Respectfully submitted,

Pamela F. Parker, Secretary

Town of Porter Planning Board