

Draft...draft...draft

Chairman Spira called the regular meeting of the Town of Porter Planning Board to order at 7:00 p.m. on **Thursday, August 2, 2012**. All Planning Board members were present. Chairman Spira welcomed everyone to the meeting and read over the agenda for tonight's meeting.

APPROVE JULY 5, 2012 MINUTES

Chairman Spira read the minutes of the July 5, 2012 Planning Board meeting. With no additions or corrections, Thomas Oddy made a motion to approve the minutes as submitted. Donald McCollum seconded the motion. With all in favor the motion was unanimously carried.

RICHARD AND DEBORAH FLECK PUBLIC HEARING

Chairman Spira read the following Notice of Public Hearing:

Subdivision request of Deborah & Richard Fleck, 1069 Youngstown-Lockport Road, Youngstown, NY to subdivide their property. All that tract or parcel of land situate in the town of Porter, county of Niagara and state of New York, being part of lot 22, township 15, range 9 of the Holland land company's lands, and being further described as follows:

Lot 1: Beginning at a point in the centerline of Youngstown – Lockport road at a distance of 1023.41' feet as measured along said centerline of road southeasterly from the intersection of the centerline of Youngstown – Lockport road and the west line of lot 22; thence northerly at right angles a distance of 33' feet to a point in the northerly line of Youngstown – Lockport road, said point being the principle point or place of beginning; thence southeasterly along the northerly line of Youngstown – Lockport road a distance of 386.90' feet to a point; thence northerly at right angles a distance of 27.00' feet to a point; thence southeasterly and parallel with the northerly line of Youngstown – Lockport road a distance of 27.34' feet to a point; thence northerly at an interior angle of $78^{\circ}05'04''$ a distance of 181.68' feet to a point; thence westerly at an interior angle of $89^{\circ}06'52''$ a distance of 386.33' feet to a point; thence southerly at an interior angle of $102^{\circ}48'04''$ a distance of 119.17' feet to the principle point or place of beginning, containing 1.48+/- acres of land more or less.

Lot 2: Beginning at a point in the centerline of Youngstown – Lockport road at a distance of 1023.41' feet as measured along said centerline of road southeasterly from the intersection of the centerline of Youngstown – Lockport road and the west line of lot 22; thence northerly at right angles a distance of 33' feet to a point in the northerly line of Youngstown – Lockport road, said point being the principle point or place of beginning; thence northwesterly along the northerly line of Youngstown – Lockport road a distance of 524.47' feet to a point; thence easterly at an interior angle of $12^{\circ}48'04''$ a distance of 537.84' feet to a point; thence southerly at an interior angle of $77^{\circ}11'56''$ a distance of 119.17' feet to the principle point or

place of beginning, containing 0.72+/- acres of land more or less. This property is known as tax map no. 46.00-2-4.

This is a request for subdivide the Fleck property into two lots in order for their son to build a house on the new lot being created. There is a cement slab on the east end of the parcel. It is there to give access to the town's water supply. With no comments or questions from the Planning Board members or audience, Jipp Ortiz made a motion to close the Public Hearing portion of the meeting. Thomas Oddy seconded the motion. With all in favor the motion was unanimously carried.

Chairman Spira read a letter from Conestoga-Rovers & Associates. Based upon their review of available information, the subdivision will not have an adverse impact on the existing Town drainage system. Therefore approval of the requested subdivision is made by the Town's engineers.

Chairman Spira read Part I (Project Information) of the Short Environmental Assessment form as completed by the applicant. Part II (Impact Assessment) was completed by the Planning Board. Anthony Collard made a motion that based on the information and analysis submitted the proposed action will not result in any significant adverse environmental impacts. Jipp Ortiz seconded the motion. With all in favor the motion was unanimously carried.

Thomas Oddy made a motion to approve this two lot subdivision. Jipp Ortiz seconded the motion. A roll call vote resulted in the following: Jipp Ortiz, yes; Anthony Collard, yes; Donald McCollum, yes; Thomas Oddy, yes; Chairman Spira, yes. Motion unanimously carried.

TRAINING SESSION – Thursday, September 13, at 6:00 p.m.

The Planning Board will hold a training session from 6:00 p.m. until 10:00 p.m. on Thursday, September 13, 2012 at the Town Hall. The Zoning Board of Appeals will be invited to attend the meeting. This meeting will include a review of the new Zoning Manual. Everyone attending the training session is asked to review the zoning law and be prepared to recommend any changes.

ZONING BOARD OF APPEALS REFERRALS – none

CODE ENFORCER REPORT

Roy Rogers, Code Enforcement Officer, submitted his report for the month of July, 2012. The Building Department Report, Monthly Permit Report, and Complaint Report were submitted and discussed by the Planning Board.

TOWN ATTORNEY REPORT

Michael Dowd, attorney for the Town, reported that the Town Board is working to amend two laws. One is to change a parcel on the south side of Lake Road near the intersection of

Ransomville from rural commercial to rural agriculture. The second is to change the property on the northerly side of Blairville Road near the intersection of East Avenue from low density residential to rural commercial.

With no further business to come before the Planning Board tonight Donald McCollum made a motion to adjourn the meeting. The motion was seconded by Anthony Collard. With all in favor the motion was unanimously carried.

Meeting adjourned at 7:45 p.m.

Respectfully submitted,

Pamela F. Parker, Secretary
Town of Porter Planning Board