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Chairman Spira called the regular meeting of the Town of Porter Planning Board to order at 7:00 p.m. Thursday, September 6, 2012. He welcomed everyone and read over the agenda for tonight's meeting. Winston Collins assessor merge was added to the agenda.

APPROVE AUGUST 2, 2012 MINUTES

Chairman Spira read over the minutes of the August 2, 2012 Planning Board meeting. With no additions or corrections, the minutes were approved as submitted by a motion from Anthony Collard. Jipp Ortiz seconded the motion. All in favor; motion unanimously carried.

IVAN LANAWAY SUBDIVISION REQUEST

George Adamson, attorney representing Ivan Lanaway, came before the Planning Board to request a subdivision of the 92.9 acre parcel Mr. Lanaway owns on Balmer Road, Ransomville. Mr. Adamson submitted surveys, legal descriptions, and a letter giving him permission to act as the agent before the Planning Board.

Parcel A contains 38.2 acres, has 150 feet of frontage and will create a flag lot. Parcel B contains 60 acres and 955.5 feet of frontage along Balmer Road. The flag lot being created is almost 4,000 feet deep. A building should not be permitted in the back section of Parcel A. The Planning Board should anticipate any issues that may arise in the future regarding flag lots in the town.

The Planning Board does not see any problems with this subdivision as long as there is no development in the back portion of the property. Thomas Oddy made a motion to approve the sketch plan as submitted. Donald McCollum seconded the motion. All in favor; motion unanimously carried.

ASSESSOR MERGE FOR SUSAN AND WINSTON COLLINS

Susan and Winston Collins own two parcels on Lake Road, Youngstown at 706 Lake Road and 708 Lake Road. (SBL 45.00-1-22-2 and 45.00-1-22.12). Susan Winston came before the Planning Board to request an assessor merge of the two parcels. The Planning Board agrees with this request. Anthony Collard made a motion to recommend the merge of these two parcels. Jipp Ortiz seconded the motion. All in favor; motion unanimously carried.

ZONING BOARD OF APPEALS REFERRALS

SEAN LETTS came before the Planning Board to request approval for his Special Use Permit to operate Little Joe's Pizza Shop at 2555 Youngstown-Lockport Road, Ransomville. Mr. Letts is the new owner of the pizza shop. Mr. Letts has a ten (10) year

lease on the building. The Planning Board recommends the Zoning Board of Appeals approve this request for a Special Use Permit. The Planning Board recommends the Zoning Board of Appeals issue a ten (10) year Special Use Permit to Sean Letts.

ROBERT CLARK, 349 Howard Drive, Youngstown is requesting a renewal of a Special Use Permit to operate a home office base “TFWB Independents” for selling business forms and related services from this residence. The Planning Board recommends the Zoning Board of Appeals renew this permit for ten (10) years.

ANTHONY AND FRANCES GABRIELLE, 314 Lake Road, Youngstown, NY request to operate a Beauty Salon at 314 Lake Road, Youngstown. Ms. Driscoll reported that the letter from the Zoning Board of Appeals was returned to the Town Hall as undeliverable. The Planning Board approved the renewal of this Special Use Permit as long as all of the requirements in the last permit are being met.

CODE ENFORCER REPORT

Roy Rogers submitted a letter addressed to Gal Zachary, Town Clerk from Carl and Evelyn Shaffer, 2070 Lake Road, Youngstown. The letter is in reference to a tower that was approved a year or two ago for cellular service. The letter further stated that the tower is almost in their backyard and they still do not get any service. Mr. Rogers will contact Verizon regarding the progress or lack of that is being made on this project.

Mr. Rogers submitted August permit reports, and a complaints report. The reports were read over and discussed.

Mr. Rogers reported that the town is doing a Codification Review of all the town laws. This is being done by a private company. Changes to the zoning manual have been recommended. The Planning Board will use this codification review at the training meeting that will be held next Thursday, September 13, 2012 at 6:00 p.m. The document will be used as a guide for the training session.

The Planning Board discussed the conditions for the Boatworks location on Blairville Road. The owner has not met the conditions of the Special Use Permit. Roy Rogers will get in touch with Mr. Stack regarding this matter.

Susan Driscoll reported that there are a few recently approved subdivisions that have been approved by the Planning Board that have not met with the necessary requirements as set forth by the Planning Board and town. The Planning Board and Ms. Driscoll will continue to alleviate this problem.

With no further business to come before the meeting tonight, Jipp Ortiz made a motion to adjourn the meeting. Thomas Oddy seconded the motion. With all in favor the motion was unanimously approved and the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Pamela F. Parker, Secretary
Town of Porter Planning Board