

Anthony Collard called the regular meeting of the Town of Porter Planning Board to order at 7:00 p.m. on Thursday, January 6, 2011. Chairman George Spira was excused. Anthony Collard, acting chairman welcomed everyone and read over the agenda for the meeting.

APPROVE DECEMBER 2, 2010 MINUTES

Donald McCollum read over the minutes of the December 2, 2010 Planning Board meeting. Jipp Ortiz made a motion to approve the minutes as presented. Thomas Oddy seconded the motion. All in favor; motion unanimously carried.

JILL HESSINGER PUBLIC HEARING

Anthony Collard read the following Notice of Public Hearing:

Notice is hereby given that a Public Hearing will be held by the Planning Board of the Town of Porter, 3265 Creek Road, Youngstown, New York, on Thursday, January 6, 2011 at 7:00 p.m. for the purpose of considering and hearing all interested persons concerning the following:

Subdivision request of **Jill Hessinger**, 1107 Cain Road, Youngstown

Lot 1: 3545 Creek Road Youngstown, NY Beginning at the intersection of the centerline of Cain Road, which is also the south line of Lot 26, with the centerline of Creek Road; thence easterly along said centerline of Cain Road a distance of 321.82 feet to a point; thence northerly at an exterior angle of 81degrees 02' 15" a distance of 25.06 feet to a point in the northerly line of Cain Road, said point being the principal point or place of beginning. Thence continuing northerly a distance of 217.14 feet to a point; thence westerly and parallel with the south line of lot 26 a distance of 201.51 feet to the northeasterly corner of Parcel no. 242 of lands appropriated by the state of New York; thence southwestery at an interior angle of 113 degrees00'00" and along the easterly boundary of parcel 242 a distance of 123.04 feet to an angle point; thence southerly at an interior angle of 168 degrees 50'58" and along said parcel line a distance of 103.43 feet to the southeast corner of said parcel at the north line of Cain Road; thence easterly at an interior angle of 78 degrees 09'02" and along the north line of Cain Road a distance of 237.0 feet to the principal point or place of beginning, containing 1.108 acres of land, more or less. This parcel is known as tax map no. 60.00-1-41.1

Lot 2 1107 Cain Road, Youngstown, NY. Beginning at the intersection of the centerline of Cain Road, which is also the south line of Lot 26, with the centerline of Creek Road; thence easterly along said centerline of Cain Road a distance of 321.82 feet to a point; thence northerly at an interior angle of 81 degrees 02' 15" a distance of 25.06 feet to a point in the northerly line of Cain Road, said point being the principal point or place of beginning; thence continuing northerly a distance of 217.14 feet to a point; thence easterly and parallel with the south line of lot 26 a distance of 80.01 feet to a point; thence northeasterly at an exterior angle of 113 degrees 0' 0" a distance of 280.00 feet to a point; thence easterly and parallel with the south line of Lot 26 a distance of 378.18 feet to a point; thence southerly at an interior angle of 89 degrees, 55' a distance of 46.86 feet to a point; thence easterly and parallel with the south line of lot 26 a distance of 111.12 feet to a point; thence southerly at an interior angle of 89 degrees 55' a distance of 425.37 feet to the north line of Cain Road; thence westerly at an interior angle of 90 degrees 05' and along said north road line a distance of 711.85 feet to the principal point or place of beginning, containing 6.521 acres or land, more or less. This parcel is known as tax map no. 60.00-1-41.2

Pamela F. Parker, Clerk

Town of Porter Planning Board

This is a request to subdivide property on 1107 Cain Road and 3543 Creek Road, Youngstown. Ms. Hessinger came before the Planning Board to expound on this request. With no questions or comments from the Planning Board or audience, Thomas Oddy made a motion to close the Public Hearing portion of the meeting. Jipp Ortiz seconded the motion. All in favor; motion unanimously carried.

Anthony Collard read a letter submitted by CRA Infrastructure & Engineering regarding a visual site inspection of this subdivision request. Based upon their field observations and review of available information, the subdivision will not have an adverse impact on the existing Town drainage system. They recommend approval of the requested subdivision. It should be noted that a portion of the lot at 1107 Cain is within the 100-year Flood Plain and National Wetlands Inventory. However, CRA Infrastructure & Engineering does not expect there to be an impact on the proposed requested action.

Anthony Collard read over the Short Environmental Assessment form and completed Part II – Impact Assessment – on behalf of the Planning Board. Jipp Ortiz made a motion that, based on the information and analysis of information, the proposed action will not result in any significant adverse environmental impacts. Thomas Oddy seconded the motion. All in favor; motion unanimously carried.

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

ELAINE BELL SUBDIVISION REQUEST

This is a request of Elaine M. Bell, 2111 Lake Road, Youngstown, to subdivide her property at 1656 Braley Road, Youngstown. This property is known as tax map no. 47.00-1-32 and is located on the south side of Braley Road in Youngstown. Five surveys and a \$100 Public Hearing fee have been submitted. This property is known as Grandpaws Animal Boarding. There is a special permit that was issued 12/14/2006 that will expire in 2016. Ms. Bell is requesting to subdivide her property into three parcels. Parcel One will contain 10.25 acres, Parcel Two will contain 30.70 acres, and Parcel Three will contain 33.26 acres. There is a house located on Parcel Two. The kennels are located on parcel one. Parcel Three is vacant. There is a pond on each parcel. The parcel with the house on it will probably be sold. It is currently for sale. There is a house on the parcel with the kennel. In as much as there is a home on the parcel with the kennel, it allowable to subdivide the kennel operation lot. This area is zoned ARR100. There is a special permit to run the kennel.

Jipp Ortiz made a motion to approve the sketch plan for the subdivision request as presented. Donald McCollum seconded the motion. All in favor; motion unanimously carried.

ATTORNEY DOWN REPORT

Michael Dowd, Attorney for the town, explained the variance/appeal/special use permit process as outlined in the new law. All Planning Board members are reminded to read over the Special Use Permit portion of the new law, because it is now a responsibility of the Planning Board to issue Special Use permits. The Planning Board will schedule a meeting in the near future to discuss the procedure required for Special Use permits and the responsibilities of the Planning Board to do so.

CODE ENFORCER REPORT

Roy Rogers, Code Enforcer for the town, submitted a monthly Permit report, Complaints report, Certificate of Occupancy report and his monthly building department report. The Planning Board read over each report.

With no further business to come before the Planning Board, Jipp Ortiz made a motion to adjourn the meeting. Thomas Oddy seconded the motion. All in favor; motion unanimously carried. Meeting adjourned at 8:00 p.m.

Respectfully submitted,

Pamela F. Parker, Secretary
Town of Porter Planning Board