

Chairman Spira called the regular meeting of the Town of Porter Planning Board at 7:00 p.m. on Thursday, March 1, 2012. All members were present. Chairman Spira welcomed everyone and read over the agenda for tonight's meeting. Chairman Spira announced that the next meeting of the Planning Board will be held at 7:00 p.m. on Thursday, April 12, 2012.

### **APPROVE FEBRUARY 2, 2012 MINUTES**

Thomas Oddy read over the minutes of the February 2, 2012 Planning Board. There were no additions or corrections. Anthony Collard made a motion to approve the minutes as submitted. Jipp Ortiz seconded the motion. All in favor; motion unanimously carried.

### **MICHAEL ARROWSMITH SUBDIVISION REQUEST**

Chairman Spira read the following Notice of Public Hearing:  
Subdivision request of Michael Arrowsmith, 964 Lake Road, Youngstown, NY.  
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 23, Township 15, Range 9 of the Holland Land Company's survey, so called bounded and described as follows: Beginning at a point in lot 23 distant 1452 feet north from the south line of lot 23 and 625 feet west from the southeast corner of land conveyed to James L. Allen and Veldren B. Allen, by deed recorded in Liber 981 of deeds at page 259, measured along the south line of premises as described in said deed, thence westerly parallel with the south line of lot 23 distance 175 feet; thence northerly at an interior angle of 89°49'30" a distance of 252.23 feet to the south line of Creek Road Relocation as shown on Plan of Niagara Parkway, Section 4, Map No. 22R251, made by senior, Dissell and Bronkie January 3, 1963 and recorded in Liber 1412 of Deeds at Page 695; thence easterly along the south line of Creek Road Relocation, a distance of 179.33 feet; thence southerly on a straight line a distance of 252.23 feet to the point or place of beginning.  
This parcel is known as tax map no. 46.00-1-62.

This is a request to attach the seventy-five (75) foot parcel that Thomas Stack subdivided from his property at the February 2, 2012 Planning Board meeting to 964 Lake Road the Michael Arrowsmith owns. With no question or comments from the audience or Planning Board members, Thomas Oddy made a motion to close the Public Hearing portion of the meeting. Donald McCollum seconded the motion. All in favor; motion unanimously carried.

Chairman Spira went over the file and read a letter from 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 1 of the Short Environmental Assessment form and completed Part II – Impact Assessment. Jipp Ortiz made a motion that based on the information and analysis submitted the proposed action will not result in any significant adverse environmental impacts. Anthony Collard seconded the motion. All in favor; motion unanimously carried.

Thomas Oddy made a motion to approve this request to combine two lots into one. This approval is contingent upon a deed being filed that combines the seventy-five (75) foot parcel to Mr. Arrowsmith's parcel at 964 Lake Road. 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

### **ASSESSOR MERGE – SUSAN & WINSTON COLLINS**

This is a request to combine two lots 706 Lake Road and 708 Lake Road, Youngstown. There is a house on both lots. One of the houses needs to be demolished, because it is not allowable in the town to have two houses on one parcel. The Planning Board recommends that the Assessor merge does not go through until the second house has been demolished. Thomas Oddy made a motion that approval of this request by the Planning Board be contingent upon the second house being demolished. Jipp Ortiz seconded the motion. All in favor; motion unanimously carried.

### **ASSESSOR MERGE - RANSOMVILLE FREE METHODIST CHURCH**

The Ransomville Free Methodist Church is located at 3924 Ransomville Road. They have submitted a request to merge properties SBL: 76.06-1-36 and 76-06-1-37. This a request to merge the church parsonage and the property north and west of the parsonage. This property is tax exempt status in the town. The Planning Board recommends that the assessor merge these two parcels into one.

The Ransomville Free Methodist Church recently purchased three parcels to the south and west of the church. The Ransomville Free Methodist Church is requesting to merge the three newly purchased parcel as well as the property the church on into one parcel. The parcels are known as SBL: 76.06-1-24, SBL: 62.00-1-30.12, SBL: 62.00-1-30.2 and SBL: 62.00-1-30.111. The three newly purchased parcels are vacant land that is currently being rented to local farmers. There was some discussion regarding the tax exempt status of the three parcels that are being rented. The Planning Board recommends that the assessor merge the three parcels to the south together, however, the tax exempt status of those parcels is in question. The Planning Board would like to discuss this matter with a representative of the Ransomville Free Methodist Church at the April 12, 2012 meeting.

### **CODE ENFORCER ROY ROGERS REPORT**

Roy Rogers submitted his monthly reports and the Planning Board reviewed them.

### **PROPERTY MAINTENANCE LETTER**

Chairman Spira read over the letter that is being sent to the Town Board regarding property maintenance in the town. The letter will be sent to all members of the Town Board raising the concerns that the Planning Board has regarding the lack of property maintenance.

### **ATTORNEY MICHAEL DOWD REPORT**

Michael Dowd reported that J & T Auto Salvage has submitted a request for a special use permit. The Town Board makes the decision for junk yards in the town. There is a permit in place at the present time. J & T Auto Salvage does not meet the requirements that are set forth in the town law regarding junkyards or salvage yards. Chairman Spira read from the Town of Porter Zoning Law, Section 37 regarding junkyards or salvage yards. Before the permit can be reissued, the requirements in Section 37 will have to be met.

With no further business to come before the Planning Board Anthony Collard made a motion to adjourn the meeting. Thomas Oddy seconded the motion. All in favor; motion unanimously carried. Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Pamela F. Parker, Clerk  
Town of Porter Planning Board

### **REMINDER:**

**The next meeting of the Planning Board will be held at 7:00 p.m. on Thursday, April 12, 2012.**