



# PLANNING BOARD TOWN OF PORTER

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Chairman Spira called the regular meeting of the Town of Porter Planning Board to order at 7:00 p.m. on Thursday, November 14, 2013. Donald McCollum was absent.

Chairman Spira went over the agenda for tonight's meeting and added Robert & Melissa Kudel's request to open a Bed and Breakfast on Lake Road, Youngstown.

## **APPROVE OCTOBER 3, 2013 PLANNING BOARD MINUTES**

Chairman Spira read over the minutes of the October 3, 2013 Planning Board meeting. With no additions or corrections Anthony Collard made a motion to approve the minutes as submitted. Jipp Ortiz seconded the motion. With all in favor the motion was unanimously carried.

## **SUBDIVISION REQUEST OF CYRUS ARDALAN**

Cyrus Ardalan came before the Planning Board to request a subdivision of his property at 2347 Lockport Road, Ransomville. This property is known as tax map no. 62.00-1-2.1 and is located on the north side of Youngstown-Lockport Road in Ransomville. Mr. Ardalan reported that there is an old house on the parcel that is being subdivided. The parcel being subdivided is 125' road frontage by 300' deep. Six copies of the survey have been submitted. The Short Environmental Assessment form must be completed before the December 5, 2013 meeting. The New York State DEC has proposed a change in the SEQRA form that the Planning Board will use beginning today. Mr. Ardalan was given the form at the meeting.

Thomas Oddy made a motion to approve the sketch plan for this request. Jipp Ortiz seconded the motion. With all in favor the motion was unanimously approved and a Public Hearing will be scheduled for December 5, 2013.

## **BED AND BREAKFAST – ROBERT & MELISSA KUDEL**

Robert & Melissa Kudel came before the Planning Board to explain their request to operate a Bed and Breakfast at 923 Lake Road, Youngstown. Mr. & Mrs. Kudel own and operate Bandana's Restaurant across the road from the Bed and Breakfast. There is a letter from Robert MacVie giving permission for Robert & Melissa Kudel to act on his behalf. Mr. MacVie owns the property and the Kudel's will lease the building.

The Planning Board read aloud the regulations from the Zoning Law page 39 regarding Bed and Breakfast. A sketch design of the site was submitted tonight. The Planning Board must complete a Site Plan Review of this request. Chairman Spira read §106 from the Zoning Law regarding Site Plan Review and the Planning Board went over the requirements. There are sewers in this location. Parking is adequate with good ingress/egress. There is a turn-around in the parking area. The Planning Board requests that the Kudel's submit a revised drawing of the parking and a Short Environmental Assessment form at the December 5, 2013 meeting at which time final approval for Site Plan will be discussed.

#### **LORRIE WASHUTA REQUEST FOR A BOAT DOCK**

Lorrie Washuta has submitted an application with New York State Office of General Services regarding a Notice of Application pursuant to the Public Lands Law. Ms. Washuta proposes to construct a boat dock with a boat lift at 761 Lake Road, Youngstown, NY. The project will consist of the erection of a permanent boat dock and boat lift with a removable ramp and stairs to provide seasonal access to the dock. Approximate dimensions of the dock area are 50 feet long by 30 feet wide connected to the top of the bluff by a 100 foot long by 5 foot wide floating ramp, gangway and stairs. The dock opening will be 45 feet long by 20 feet wide with a 60,000 pound capacity boat lift installed within the opening.

Chairman Spira read the definition of Marina from the zoning law. This request must go before the Department of Environmental Conservation for the "shore" and the Army Corp of Engineers for the "water". This is going to be known as a pier. Ultimately this will be determined by New York State Office of General Services. Michael Dowd, attorney for the Town of Porter, will contact the New York State Office of General Services regarding this matter in order to determine the responsibility of the town on this action.

#### **CODE ENFORCER REPORT**

Code Enforcer Roy Rogers submitted a Monthly Permits report, Complaints Report, Complaints Summary and Department Report. He went over each report and said he feels he is making progress on the issues facing the Code enforcement.

**ATTORNEY DOWD REPORT**

Attorney Michael Dowd gave a brief description of the lagoons that are being requested to be built in the town of Lewiston.

Chairman Spira suggested that the Planning Board consider developing a “plan” or “vision” that the Planning Board might have for any development in the town in the next ten (10) years. Susan Driscoll, Assessor, said she could produce maps that could be used in this process.

With no further business to come before the Planning Board tonight, Anthony Collard made a motion to adjourn the meeting. Thomas Oddy seconded the motion. With all in favor the motion was unanimously carried and the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Pamela F. Parker, Secretary  
Town of Porter Planning Board