

Chairman Spira called the regular meeting of the Town of Porter Planning Board to order on Thursday, December 4, 2014. All members were in attendance. Chairman Spira read over the agenda for tonight's meeting and added an assessor merge request for Robert Seyler. Chairman Spira turned the meeting over to Jipp Ortiz.

APPROVE NOVEMBER 6, 2014 MINUTES

Jipp Ortiz read over the minutes of the November 6, 2014 Planning Board meeting. With no additions or corrections the minutes were approved as read by a motion from Peter Jeffrey. Anthony Collard seconded the motion. The motion was unanimously carried.

THOMAS ETOPIO PUBLIC HEARING

Jipp Ortiz read aloud the following Notice of Public Hearing:

Subdivision request of **Thomas Etopio, 664 Blairville Rd., Youngstown, NY** to subdivide his property:

Lot 1: 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 30, Township 15, Range 9 of the Holland Land Company's Survey and more particularly bounded and described as follows: Beginning at a point in the southwesterly line of Blairville Road at a distance of 514.87 feet southeasterly as measured along said road line from its intersection with the west line of lands conveyed to Joseph and Caroline Stepien by deed recorded in Liber 657 of Deeds at Page 145; continuing thence southeasterly along the southwesterly line of Blairville Road a distance of 205.46 feet to a point; thence southwesterly at an interior angle of 90° a distance of 200.00 feet to a point; thence southwesterly at an interior angle of 180°00'47" a distance of 200 feet to a point; thence northwesterly at an interior angle of 89°59'13" and parallel with the southwesterly line of Blairville Road a distance of 205.51 feet to a point; thence northeasterly at an interior angle of 90° a distance of 400.00 feet to the point or place of beginning, being 1.887 acres of land, more or less.

Lot 2: 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 30, Township 15, Range 9 of the Holland Land Company's Survey and more particularly bounded and described as follows: Beginning at a point in the in the west line of lands conveyed to Joseph and Caroline Stepien by deed recorded in Liber 657 of Deeds at Page 145 at a distance of 521.66 feet south of its intersection with the southwesterly line of Blairville Road; proceeding thence northeasterly on a line which is at right angles to the southwesterly line of Blairville Road a distance of 258.47 feet to a point; thence southeasterly parallel with the southwesterly line of Blairville Road a distance of 266.00 feet to a point; thence southwesterly at an interior angle of 90° a distance of 200 feet to a point; thence southeasterly at an exterior angle of 90° and parallel with the southwesterly line of Blairville Road a distance of 205.51 feet to a point; thence southwesterly at an interior angle of 90°00'47" a distance of 927.47 feet to a point in the west line of said Stepien's land; thence northerly along the west line of said Stepien's land a distance of 988.78 feet to the point or place of beginning, being 6.557 acres of land more or less. This property is known as SBL # 59.00-2-29.

This is a request of Mr. Etopio to subdivide his property at 664 Blairville Road. The Planning Board looked at this request at the November meeting and approved the sketch plan. Lot 1 consists of 1.887 acres and Lot 2 consists of 6.557 acres. There is a house owned by Mr. Etopio that will be on the newly created Lot 1. Mr. Etopio came before the Planning Board to explain this request. The surveys were passed out for all to see. Lot 2 will be land-locked; therefore the Planning Board will request that the Lot 2 be attached to Kenneth & Charlene Young, 623 Blairville Road, Youngstown. A condition of the approved subdivision will be that the assessor merges the newly created Lot 2 to Kenneth & Charlene Young's property. Susan Driscoll, Assessor for the town, will complete the assessor merge upon the deed being filed with the county.

The deed cannot be done until the assessor merge has been done.

Thomas Oddy made a motion to close the Public Hearing portion of the meeting. Peter Jeffrey seconded the motion. With all in favor the motion was unanimously carried.

Jipp Ortiz read a letter from Conestoga-Rovers & Associates regarding the existing drainage system. Based upon their review of available information, the subdivision will not have an adverse impact on the existing drainage system. It should be noted that a portion of New Lot 1 and New Lot 2 is located within the Federal Wetland boundary. However, this item is not expected to have an impact on the proposed requested action.

There is a Short Environmental Assessment form in the file. Jipp Ortiz read over the form and completed Part 2 – Impact Assessment – on behalf of the Planning Board. George Spira 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. With all in favor the motion was unanimously carried.

Thomas Oddy made a motion to approve this two-lot subdivision request contingent on Lot 2 being joined to the property of Kenneth and Charlene Young. George Spira seconded the motion. A roll call vote resulted in the following: Anthony Collard, yes; George Spira, yes; Peter Jeffrey, yes; Thomas Oddy, yes; Jipp Ortiz, yes. Motion unanimously carried.

ROBERT SZCZEPANSKI SUBDIVISION REQUEST

Robert Szczepanski, 2387 Lockport Road, Ransomville, has submitted a request to subdivide his property. This is a minor subdivision request to subdivide three acres from a 63 acre parcel. Mr. Szczepanski would like to keep three acres with the house. There is 680 feet of frontage associated with this request. This is a preliminary discussion tonight in as much there is no one present to represent this request. The matter is being tabled until the January meeting.

ROBERT & LOIS SEYLER ASSESSOR MERGE

A request has been submitted by Robert & Lois Seyler to merge their property at 3890 Dickersonville Road, Ransomville. George Spira made a motion that the Planning Board recommends the assessor merge these two parcels. Anthony Collard seconded the motion. With all in favor the motion was unanimously carried. Assessor Driscoll will complete the merge as requested.

CODE ENFORCER ROY ROGERS REPORT

Mr. Rogers submitted his Building Department Reports for November 2014 to the Planning Board.

A discussion was held regarding mining in the town. It is not a permitted use. There has been no correspondence to Mr. Rogers regarding the Dollar General store in Ransomville.

Mr. Rogers received an email from ELS Energy Co. regarding a commercial solar collector on Lake Road near Porter Center Road. This request required a variance. The request is for a large farm of solar collectors to be installed. The Town may need to look at adding solar panel requirements to the Zoning Law.

The Zoning Board of Appeals tabled the request of Mr. Casal for a farm pond until their January meeting.

CHAIRMAN SPIRA RETIRES AFTER 37 YEARS

Tonight Chairman George Spira will retire from the Town of Porter Planning Board after 37 years of service. Anthony Collard reminisced about the years that Mr. Spira has spent both serving on and leading this Board.

Tonight is also the last meeting for Thomas Oddy who will be leaving the Planning Board as well. Thomas Oddy has been a wonderful addition to this Board and a strong advocate for the residents of the Town of Porter.

Both Mr. Spira and Mr. Oddy will be greatly missed.

With no further business to come before the Planning Board George Spira made a motion to adjourn the meeting. Thomas Oddy seconded the motion. With all in favor the motion was unanimously carried.

Respectfully submitted,

Pamela F. Parker, Secretary
Town of Porter Planning Board