

TOWN OF ARIETTA PLANNING BOARD
Old Piseco Road
Piseco, NY 12139

Meeting Dated:
Tuesday May 10, 2016 – 6:00 P.M.
Piseco Community Hall

Approved Meeting Minutes

Members present:

Paul Beaudoin
Sheila Crouse
Mary Kiewicz

Alternate/Secretary Marie Buanno

Others present:

Mel LaScola – Zoning Officer
No general public present

Members absent:

Jacqui Grier, Bill Hotaling

Town of Arietta Planning Board meeting was called to order by Mary Kiewicz at 6:00 PM. Mary noted that the April minutes should reflect that the Lee Billington property line adjustment was a past determination. Paul Beaudoin made a motion to waive the reading of the minutes. Seconded by Mary Kiewicz. Paul Beaudoin made a motion to accept the minutes as corrected. Seconded by Mary Kiewicz. The vote in favor for both was 3 – 0. Only Paul Beaudoin, Mary Kiewicz and Marie Buanno voted. Sheila Crouse arrived after the motions were made and passed.

Mary said it will be interesting to see what information is brought before the Planning Board concerning the subdivision of the Ambrosino property. Mel LaScola told us it is one parcel right now and they want to sell off approximately seven parcels. They are substandard lots but there apparently is verbiage in the deed for guidance. They were separate parcels that existed before 1972 which makes them grandfathered substandard pre-existing lots. Mel also mentioned they have to realize it is not a natural subdivision.

It was noted that there are two ZBA Hearings scheduled for May 25th at 6 PM. The first is the Darlington project, the second is the Casey project. Another one will be coming up soon for the Erikson project near Warner Brook. They want to make the house a year around house and it is close to the stream. They have a clear JIF on its way. The septic is fine.

Mel also mentioned the Town Board has set the second Monday of every month for the ZBA to meet.

Mel also mentioned that Fred Knapp would like to open the motel portion of the Piseco Lake Lodge. There is a new septic for the restaurant. He submitted a permit application for a pump up station for the motel. The design was fine. Since it is considered commercial Mel questioned the fact that it will be pumped into the existing field and brought it to the attention of the DOH. They said the design was fine without a new field. The new restaurant system has an extended field built in if the need arises.

Mel is working with the new owners on The Oxbow Inn project.

Betsy Lloyd who has a 99 year lease with the Irondequiot Inn (Piseco Company) wants to be able to divide off her section and buy it similar to what is being done on Arrowhead Road. Some home owners have been offered the chance to buy their parcel instead of continuing with the 99 year lease. Her lawyer had planned on coming to a Planning Board meeting but did not.

Another project that may be coming up is at 900 Old Piseco Road. Al Johnson from Vogels spoke with Mel LaScola about it. The well is right in the center of the property so there is nowhere to put a new septic system. They plan on building new in the same footprint of the house that is there. Hawk Well Drillers drilled the well and have said they will assure everyone that the way they put this well in would never get contaminated by a septic system. Mel would like that in writing before proceeding.

Mel wants to remind the owners of the Rockton Fish and Game Club that they have one year to do construction after a natural disaster (they lost it to fire this past winter) or they will lose their grandfathered status. Mel will check the code to be sure but plans on reaching out to them.

Mel wondered if the Planning Board could consider changing the codes when going for variances concerning accessory and principle buildings like other towns do, by percentage of property. It was talked about when the codes book was redone. Mel would like the Planning Board to consider discussion in the fall.

Mel noted there are many tight spots in town where the roads narrow. People tend to park boat trailers and vehicles on the roads which are town, county or state right of ways. This should not be allowed. Who is responsible if there is an accident? It was questioned whether this is a law enforcement issue. He thought this should be something to think about.

Keith Ford was asking Mel about putting up a sign larger than what is allowed. Mel printed out the regulations and Keith proceeded to point out larger signs such as The Oxbow Inn. Mel explained they are grandfathered pre-existing signs. If he wanted a larger sign he would have to apply for a variance.

Sheila mentioned she would like to put a shed on the strip of land she bought on Higgins Bay Road. She can build a 10' by 10' within 100 feet of the lake with a permit. If she wanted something bigger it would need a variance. It also needs to be 15 feet off the property line.

The next regular meeting will be May 10, 2016 at 6 PM.

A motion to adjourn was made by Paul Beaudoin. Seconded by Sheila Crouse. All were in favor 3 – 0.

Respectfully submitted, Marie C. Buanno