

TOWN OF ARIETTA PLANNING BOARD
Piseco, NY 12139

Meeting Dated:
Tuesday December 12, 2017 – 6:00 P.M.
Piseco School

Approved Meeting Minutes **Amendment in *Italics* – Mr. Gallup did not say this.**

Members present:

Paul Beaudoin
Sheila Crouse
Jacqui Grier
Mary Kiewicz
Bob Thomson
Alternate/Secretary Marie Buanno

Others present: Zoning Officer Mel LaScola

Town of Arietta Planning Board meeting was called to order by Mary Kiewicz at 6:04 PM. Paul Beaudoin made a motion to waive the reading of the October 10, 2017 minutes and approve the minutes as written. 2nd by Jacqui Grier. All were in favor 5 – 0. There was no meeting in November.

Mary will be approaching the Town Board about the need to make amendments to the new codes book concerning junk vehicles as discussed previously. She made mention that she has been approached about possibly revising the density per lot (how much a parcel can be covered by structures). Some thoughts on this were to possibly make it a percentage of a parcel. She has also been approached about the frequency a septic should be checked or replaced. Currently mortgage companies require them to at least be checked. We may possibly consider the requirement that calls for them to be checked and/or replaced if the system is 10 years old or more when it is changing ownership. These will be discussed further for possible presentation to the Town Board in the future.

A subdivision application was received from Ben Gallup regarding the Billington project he presented at the October meeting. (A new map of the proposed project is attached to these minutes). Lee Billington has 5 acres on Point Road he would like to subdivide into two lots and have property line adjustments done so that should he ever sell his property his neighbors would have legal access to Point Road. Currently there is a shared gravel driveway. Mr. Gallup had been told that the Planning Board cannot grant property line adjustments unless it is less than 25 ft. in width and/or less than ½ acre. This would be considered a subdivision and would need to go to the ZBA for a variance. An APA JIF will be required. After a little suggested configuring so that the boundary line adjustment would not be more than 25 ft. wide **it** could be considered a boundary line adjustment. ~~Mr. Gallup had said he would apply for the variance for the subdivision and resubmit to the Planning Board for the property line adjustment.~~ In looking at the new map, it does not appear as if he is asking for a property line adjustment, only the subdivision. There is no JIF and there are no indications on the new map of where the well and septic placements will be. We have questions so Mary will contact him to come to our next meeting to address our questions and we will try to move the process along as smoothly as possible in the appropriate time frame.

Mel LaScola felt we need to further discuss the issue concerning a trailer on Higgins Bay. The owners have a construction permit and a trailer was permitted while construction was going on. Last summer electrical power was put in. Mel has been informed that the new owner does not have any funds to start construction as they used it all preparing the property. The permit is for an accessory structure. Code 12.070 states the trailer can be used during the duration of construction of a primary residence. Mel feels there needs to be a sign of progress made but wonders what it should be. Mel would like a time frame added to the code even though the permit is for two years there is nothing preventing the owner from getting a permit every two years in order to continue having the trailer there. Since it is not a trailer park lot, some felt it shouldn't be allowed to continue. About the only thing that can be done at this point is to let the permit run out and not renew it without a time frame. We will discuss it further.

A motion to adjourn was made by Paul Beaudoin. Seconded by Sheila Crouse. All were in favor 5 – 0.

Our next meeting will be January 9, 2018.

Respectfully submitted, Marie C. Buanno

Attachment to these minutes: Revised Billington map.