

TOWN OF ARIETTA PLANNING BOARD
Piseco, NY 12139

Meeting Dated: Tuesday January 11, 2022 – 6:00 P.M.
Piseco School

Approved Meeting Minutes (Corrections are highlighted)

Members present:

Sheila Crouse

Mary Kiewicz

Alternate/Secretary Marie Buanno

Members absent:

Bryan Rudes

Bob Thomson

Others present: **Zoning Officer Mel LaScola**, Dan Fish & Chris Rhodes

A motion was made by Sheila Crouse to waive the reading of the November 2021 minutes and to accept them as written. 2nd Mary Kiewicz. All were in favor 3 – 0. Mary noted Marie would be a voting member tonight in the absence of Bryan and Bob so as to form a quorum.

Mary noted she signed the mylar map for the Vedders for the boundary line agreement between them and Hamilton Place, LTD as they received APA approval of their permit. There are quite a few conditions from the APA concerning the property and Mary was notified. A notification was received from Hamilton County Clerk Jane Zarecki acknowledging the filing of the boundary line adjustment map regarding the Hamilton Place LTD property which is attached to these minutes.

Mary received information from Kurt Holstein of the Irondequoit Inn about the Piseco Company, Inc. and Robert Jenny/Cynthia Lane subdivision. They had quite a time getting that subdivision approved. The APA took the project as they had decided it was too close to wetlands. Not only did they have to deal with the APA but it was sent to the NYS Historical Preservation Committee. Mary is hoping, even though it is out of our hands, that Kurt will forward a copy of the permit they received. The information was sent to County Clerk Jane Zarecki for filing. The attorney for The Irondequoit Inn (Piseco Co.) is now asking for something from the Planning Board stating that we agree with this subdivision. In April 2021, Mary, on behalf of the Planning Board, sent a letter to the APA stating we had no objection to the project. She is not sure what else they want but her plan is to send a copy of that letter and the original application to them and wait to see if they need something else.

Mel LaScola stated Josh McGee who bought the Avery property on Route 10 talked to him quite some time ago about putting a hunting camp on the property. Mel had told him he would need to go through the APA as it is wilderness and it is surrounded by wetlands. The man challenged Mel and our codes book. Mel told him the codes book we use was approved by the APA. The man claimed this case was different. Mel told him to contact the APA for guidance and then we can talk about it at town level. Mel was just letting us know that something may be coming before us concerning this in the future.

Mel told the Planning Board that at the next meeting he would like to discuss someone wanting to put a shed type building within 100 ft. of the lake to house a wood powered sauna.

Mary told us she invited newly elected Town Supervisor Chris Rhodes to attend this meeting to see if he has something specific he wanted the Planning Board to address. Chris noted he was just observing. He wondered about the zoning concerning discussion of the former Avery property and thought the building of the hunting camp may be in a zone where it would be allowed. The APA will certainly let us know the outcome of the JIF submitted. He noted that Air BnBs are a hot topic. While he does not think they should be shut down, there needs to be some regulations set up and a possible permit system. As far as the operation of the Planning Board, he would like to see more common sense used in determining approvals of building plans. Mary noted that is what the variance system is for as we have to base decisions we make on what we have established as law and cannot show favoritism because someone lacks the space to build. It was noted that several items in the codes book need to be worked on such as lateral expansion and density. Lake Pleasant has a density law in place. We have wanted to define this for a long time. Chris said he just didn't want to make it harder than it is to get building plans approved. Mary added it is hard to get the word out to new property owners that there are regulations in place to abide by and with Air BnBs, they are actually running a commercial business in a residential zone.

How do we get that information out there? One more thing that Mary wanted to note is that we are using an ancient Subdivision manual. She would like to see us update that. Quite some time ago the APA said they would help and all they did was convert it into a PDF file. To update it or any of the existing codes book, we would need professional help and a budget. Changes to the codes book are not an easy process. At the minimum, The Planning Board would have to make a presentation to the Town Board for approval, a public hearing and then submit them to the APA for approval.

Chris noted the appointments of Ken Kull to the Planning Board to fill a vacancy and Jaime Parslow to the Zoning Board to fill a vacancy were approved. There is an additional anticipated vacancy on the Zoning Board and Dan Fish has been tapped to fill that seat when it happens.

A motion to adjourn was made by Sheila Crouse. Seconded by Mary Kiewicz. All were in favor 3 – 0.
Our next meeting will be February 8, 2022.

There is one attachment to these minutes – The filing notice from the County Clerk regarding Hamilton Place, LTD.

Respectfully submitted, Marie C. Buanno