

TOWN OF ARIETTA PLANNING BOARD
Piseco, NY 12139

Meeting Dated: Tuesday March 13, 2024 – 5:00 P.M.
Piseco School

Meeting Minutes

Members present:

Jim Colton

Eric Greiner

Ken Kull (by telephone)

Zoning Officer Mel LaScola

Alternate/Secretary Marie Buanno

Members absent:

Sheila Crouse

Mike Cullen

No public in attendance.

Eric Greiner motioned for the meeting to be brought to order, 2nd by Marie Buanno. The vote in favor was 3 – 0. Marie Buanno voted throughout this meeting as Alternate Planning Board member so as to have a quorum. Ken Kull could not vote as he was not physically present at this meeting (by telephone).

Jim Colton made a motion to accept the minutes of the February 13, 2024 meeting as written. 2nd by Marie Buanno. The vote in favor was 3 – 0. Again, Ken Kull could not vote as he was not physically present at this meeting (by telephone).

Chairman Eric Greiner sent out information to Planning Board members via e-mail regarding a subdivision application Mel LaScola had received from Jennifer and Kent Drake-Deese. The property is at 133 Point Road. The shoreline measures 102 feet on the piece being subdivided off and 130 feet where the existing camp is. It was noted the surveyor had not signed the map. Eric asked for any questions anyone might have. Mel noted that it is zoned 1.3 acres. After the subdivision, the portion subdivided will be exactly 1.3. Mr. Drake-Deese had approached the Planning Board at the October 2023 meeting. At that time the Board had suggested he start by getting a JIF from the APA. One was not submitted with the application so it is assumed one was not obtained. Mel's recommendation is that we get one from him before the subdivision is even advertised. If the line has to be changed because of wetlands, there might not be enough footage for adequate sideline setbacks. Also, the location of the existing well and septic and the proposed location of well and septic on the subdivision is not noted on the map. Eric will notify him of what is still needed on the map. Mel will notify him of the need for a JIF. Hopefully this can all be accomplished so the hearing can be advertised in time for a vote at the April meeting.

Mel noted someone contacted him about putting a small house (tiny home) in a mobile home park. His description was that it would come on a flatbed and be set on a pad. Mel did not feel this should be allowed in a mobile home park as it is not on wheels and therefore, not a mobile home. He noted Code 4.010 says Floor Area-Ground Floor – Each principal building shall have a minimum ground floor area of 350 square feet. Also, everything under Code 4.020 indicates it needs to be suitable for a mobile home park. Ken Kull noted in other states, tiny homes are being allowed in mobile home parks without wheels just because they look so much better. Mel will contact the Town Attorney for interpretation. Mel will contact the APA to see if they have any definitions regarding tiny homes. It was noted that Chris Rhodes brought something similar to the Planning Board. Marie looked it up and at our July 2023 meeting Chris talked about an RV on wheels with an actual removable tongue which the Planning Board deemed acceptable.

Eric noted that there is one place on Route 10 that is doing a great job fixing it up. He thought it might be a nice thing for us (or Mel) to commend people that comply and make properties look better. We will discuss this further when a full Board is present.

A motion to adjourn was made by Eric Greiner. Seconded by Jim Colton. All were in favor 3 – 0. Again, Ken Kull was via telephone and could not vote.

Our next meeting will be April 9, 2024. Respectfully submitted, Marie C. Buanno

There are two attachments to these minutes: Drake-Deese two page subdivision application (front & back)
Drake-Deese subdivision map