

**TOWN OF ARIETTA PLANNING BOARD**  
**Piseco, NY 12139**

Meeting Dated: Tuesday June 11, 2024 – 5:00 P.M. Piseco School

**Approved Meeting/Hearing Minutes**

<b>Members present:</b>	<b>Members absent:</b>
Jim Colton	Sheila Crouse
Mike Cullen	
Eric Greiner	
Ken Kull	

Secretary Marie Buanno      Zoning Officer Mel LaScola      Others in attendance: Elizabeth Lepper, Dave Lepper, Kent Drake-Deese, Michael Turner

Mike Cullen motioned for the meeting to be brought to order, 2<sup>nd</sup> by Ken Kull. The vote in favor was 4 – 0.

Mike Cullen made a motion to accept the minutes of the May 14, 2024 meeting as written. 2<sup>nd</sup> by Jim Colton. The vote in favor was 4 – 0.

Chairman Eric Greiner asked Zoning Officer Mel LaScola if there was anything new concerning the Marion River Carry Railroad subdivision. Mel said he hasn't heard anything more from them.

Chairman Greiner said it looks like everything concerning the Drake-Deese proposed subdivision on Point Road is in order. The subdivision will not create non-conforming lots. The APA had no issues with this. Chairman Greiner asked Zoning Officer Mel LaScola if he had anything to mention concerning this hearing for the Drake-Deese subdivision. Mel LaScola noted that it is not necessary for the map to have the location of a proposed well or septic until such time the new owner decides to build. The current well and septic are noted on the map. The required setbacks have been met.

Chairman Greiner asked for public comment. Michael Turner spoke first saying that his property butts up against the subdivided lot. He assumes the subdivision will go through by what has been previously noted tonight. He is interested in buying the property if it comes up for sale and would leave it wooded. It was formerly part of the Turner parcel and was sold by his family members who are now deceased. He and his relatives would like to get it back. Dave Lepper said he is on the other side of the property and just wants whomever gets the property to be as respectful as everyone else has been on the row. Everyone gets along and he hopes it will stay that way. Chairman Greiner asked Kent Drake-Deese if the property was going to be listed for sale. He said no that he doesn't need to list it. It will be a private sale and feels he has been very selective as to who he is selling to. He has had other offers made to him but he is selling privately. Chairman Greiner will work with Mel to finalize the subdivision and stamp the map for filing. With no one else wanting to make a statement, Chairman Greiner asked for a vote to approve the subdivision. All present were in favor. The vote was 4 – 0. So approved.

Mel LaScola feels there is a need to further discuss the sign issue. He had a Realtor contact him about putting signs up to advertise on a dead end road. He feels there must have been some kind of misunderstanding as the Realtor put one sign on the house and one sign on the main road. Only one sign is permitted on the owners property. Another Realtor called and challenged it. He also noticed a tree business has put up two signs. Garage sale signs never seem to get taken down after the event.. The use of flags and banners at businesses needs to be addressed also. Mel said he remains neutral on which way to go. He just needs to know which direction the Planning Board wants to go as to whether to change the code or not so he can enforce properly. Eric feels it is not unreasonable to allow two Realtor's signs. In his opinion the political signs are the worst and there is no enforcement for them. He also feels we should not make it any harder for a business to survive up

here. Maybe it is time to have another conversation about the written code. Secretary Marie Buanno commented that especially since we have a new Planning Board, it takes time to change anything in the code book. Public hearings need to be held and any changes have to go through the APA. The Planning Board cannot just decide to change a code and have it happen immediately. Mike Cullen said he feels the signs concerning the Realtors makes sense for them to allow a second sign at the end of the road. Ken Kull said maybe a permit system could be implemented whereas the Realtor would get permission from the property owner or the Town (in case of a right-of way) to use space on their property for a second sign. Jim Colton said the only problem letting them put a second sign at the end of the road is that there may be more than one property for sale down that particular road. Now you will have multiple signs at the end of the road. It was agreed that it would be rare but it may happen. Mike also felt that we should be trying to help Realtor's and sellers by allowing that second sign. It makes perfect sense to try to help the businesses. Mel said the same should be said for contractors and make it a blanket policy. Most members agreed that signs are effective in small areas such as Piseco. Ken agreed with Eric about the political signs not being enforced and allowed to be everywhere for months!

It was agreed that Town Supervisor Chris Rhodes should be invited to our next meeting to talk about this subject. Marie thought it would be a good idea to invite previous Planning Board members like Mary Kiewicz and/or Sarah Rudes to attend as they were instrumental in creating the verbiage for the codes book. The codes book went through two public hearings and no one voiced their opinion or objected to the signage code and now it's a problem.

Chairman Greiner asked everyone to come back with suggestions and ideas concerning the possible changing of the signage code. It was noted that we should check out signage codes other towns have and if they are enforced.

Mel noted the reason there are many signs in front of a certain business in Lake Pleasant is that they may not have an approved APA codes book. It is not required of towns to have APA code books. It was unclear if Lake Pleasant is one of those towns. They also might not be strictly enforcing the codes.

Chairman Greiner was asked if there was anything to share on the communications cell tower progress. Eric noted Chris Rhodes is the Chairman of the committee working on the tower for the Hamilton County Board of Supervisors. It is Chris' opinion that the APA restrictions concerning it are far greater than expected. He feels one tower would be better than two which are shorter but would clear more trees out. It should serve all of Piseco. For now it is just an emergency services tower. Hopefully more services will be added in the future.

A motion to adjourn was made by Mike Cullen. Seconded by Ken Kull. All were in favor 4 – 0.

Our next meeting will be July 9, 2024.

Respectfully submitted, Marie C. Buanno

There are no attachments to these minutes.