

TOWN OF ARIETTA PLANNING BOARD
Piseco, NY 12139

Meeting Dated: Tuesday March 11, 2025 – 5:00 P.M. Piseco School

Meeting Minutes

Members present:

Jim Colton
Sheila Crouse
Mike Cullen
Eric Greiner

Members absent:

Ken Kull

Secretary Marie Buanno Zoning Officer Mel LaScola Chris Rhodes Shawn Taylor George Jersey

Mike Cullen motioned for the meeting to be brought to order, 2nd by Jim Colton. The vote in favor was 3 – 0. Sheila Crouse arrived after this vote.

Jim Colton made a motion to accept the minutes of the January 14, 2024 meeting as written. 2nd by Mike Cullen. The vote in favor was 3 – 0. Eric Greiner could not vote as he was not physically present at the January meeting. Sheila Crouse arrived after this vote. Alternate Marie Buanno voted.

George Jersey had dropped off plans for a small scale subdivision of his 58+ acre parcel #120.020-1-4.1 on 523 State Route 8 earlier in the day. Mel had not yet had a chance to review the plans. He has an APA JIF in hand. This subdivision does not include wetlands and the APA is satisfied and has turned it over to the town. Mr. Jersey is planning on dividing his 58+ acres into a 3.47 parcel, two 3.2 acre parcels to market and keeping the remaining 48.82 acres. He submitted a surveyed map showing the parcels face County Route 24. He also has a list of neighbors who need to be notified who have properties within 500 feet. A hearing will need to be scheduled and advertised for public comment at our April 8th meeting. The small scale subdivision application, APA JIF and the list of neighbors who need to be notified is attached to these minutes.

Shawn Taylor wants to subdivide his 12+ acre Parcel # that runs across Route 8 so he can sell his house but keep the 9+ acres on the other side of Route 8. The house is situated on 2.38 acres so it would create a non-conforming lot. The Planning Board would not be able to approve a subdivision that creates a non-conforming lot. Mr. Taylor would have to apply for a variance with the Zoning Board of Appeals. Mike Cullen suggested he take a piece from the other side of the highway to make the parcel with the house a conforming lot without cutting off a piece that is land-locked. Mel needs to check if Route 8 is a natural subdivision. Sheila Crouse suggested he apply for a variance from the APA first as there is no point in cutting off a piece if the ZBA approves a variance. Mr. Taylor will apply for a variance and will talk to ZBA Chairman Barry Baker to see if the previous APA JIF he submitted will suffice. Chris Rhodes added that the minimum acreage depends on what districts the property is in. While we were still talking with Mr. Taylor, Mel had looked up the districts which are 82 & 88 and are both 3.0 acres.

Chairman Greiner asked Zoning Officer Mel LaScola if he had anything new. He said not at this time.

Chris Rhodes said he would like the Planning Board to finalize the signage code changes. Chairman Greiner gave a copy of the tentative changes to Chris. Chairman Greiner questioned the need for an APA approved code book. Only two towns (Arietta and Indian Lake) have an APA approved book. Most members felt since we do have one that is APA approved we should just go with it. If something comes up that we strongly disagree with them we can discuss APA involvement at that time. What we are asking for is more business friendly codes and common sense especially for realtors. Suggestions are: 3 temporary signs including Realtors signs will be allowed per parcel with a 30 day limit. A maximum of 5 banners or flags no larger than 2 ft. X 12 ft. They will only be allowed to be displayed during business hours. Since there are so few businesses in Arietta we are not too worried about being inundated with flags. Penalties for non compliance will need to be set so everyone is aware that there will be consequences if not followed. Chris suggested we take another month to finalize wording and decide on penalties. Once the Town Board approves they will go to the APA then a hearing for public comment.

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

Our next regular meeting will be April 8, 2025.

Respectfully submitted, Marie C. Buanno

There are three attachments to these minutes - Jersey subdivision application, APA JIF and list of neighbors within 500 ft.