

PLANNING BOARD REGULAR MEETING, JULY 26, 2023 at 7:04 pm

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Members present: Alan Hipps, Elisha Bartlett, Ken White, Mary Lou Fitzgerald, Daniel Berheide

Code Enforcement Officer present – George Hainer

Guests Present: Sue and Rick Frisbie

First Item - Call meeting to order – 7:04pm

Second Item - Motion to approve the April 19th Public Hearing, and regular meeting minutes by Ken White, second by Daniel Berheide. No discussion. Passed unanimously.

- **Resolution 2023-27 Approval of the OMNM, LLC Public Hearing and Regular Meeting Minutes from April 19, 2023**

Resolved: Accept the OMNM, LLC Public Hearing Minutes and Regular Meeting Minutes from April 19, 2023 as submitted.

Moved by: Ken White

Seconded by: Daniel Berheide

In Favor: Mary Lou Fitzgerald, Ken White, Chairperson Elisha Bartlett, Daniel Berheide, and Alan Hipps.

Opposed: None

Third item- Colin Wells – 15 Cerf Way – Minor Division. Clarification asked about Minor Division distinctions according to code by Daniel Berheide to the Chair and Code Enforcement Officer. The Code Officer explained the difference between a Minor Division and Minor Subdivision.

Chairperson asked the applicant to explain the purpose of the proposed Minor Division, and inquired if it was to ensure the water and electricity were included within the same lot as the primary residence house.

The applicants confirmed, saying the intent of the Minor Division is to bring access to the water within the bounds of the property. Following an overview of the request by the applicant, the Board Chair requested the Board to determine whether the application was complete. The applicant clarified that the proposed Minor Division is designed not to include additional lakeshore frontage. George (Codes) noted that the photos and description of the proposed property and Minor Division on the application support this statement. Daniel asked whether the additional separate parcels under the same ownership needed to be merged to remain compliant with zoning. Alan also asked the Codes Officer for clarification on this. Ultimately, the additional parcels under the same ownership by the applicant aren't required to be merged as one tax parcel, but the Board recommended they should as it would simplify business for the applicant, as well as the assessor in the future.

Daniel asked whether the Minor Division would prohibit access to the well by other properties who depend on the water source. The applicant stated the well is in bad shape but others are granted access to it.

Following the conversation, the Chair – Elisha, asked the Board if they deemed the application complete.

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Daniel motions to deem the application complete, and categorize it as a Minor Division as presented, Alan seconded the motion. There was further no discussion, all were in favor.

- **Resolution 2023-28 Deem Colin Wells Minor Division application complete.**
Resolved: Deem Colin Wells Minor Division application complete for 15 Cerf Way, Tax Map #76.2-2-15.000.
Moved by: Daniel Berheide
Seconded by: Alan Hipps
In Favor: Mary Lou Fitzgerald, Ken White, Chairperson Elisha Bartlett, Daniel Berheide, and Alan Hipps.
Opposed: None

Daniel motioned to designate the Minor Division as a Type II SEQR Action. Ken White seconded the motion, there was no further discussion, all were in favor.

- **Resolution 2023-29 Designate the Colin Wells Minor Division as a Type II SEQR Action.**
Resolved: Designate the Colin Wells Minor Division as a Type II SEQR Action.
Moved by: Daniel Berheide
Seconded by: Ken White
In Favor: Mary Lou Fitzgerald, Ken White, Chairperson Elisha Bartlett, Daniel Berheide, and Alan Hipps.
Opposed: None

Ken motioned to approve the Minor Division. Mary Lou seconded the motion.,

- **Resolution 2023-30 Approval of the Colin Wells Minor Division, 15 Cerf Way, Tax Map #76.2-2-15.000.**
Resolved: To approve the Colin Wells Minor Division, 15 Cerf Way, Tax Map #76.2-2-15.000.
Moved by: Ken White
Seconded by: Mary Lou Fitzgerald
In Favor: Mary Lou Fitzgerald, Ken White, Chairperson Elisha Bartlett, Daniel Berheide, and Alan Hipps.
Opposed: None

Discussion –

The Chairperson asked if the Board wanted to include a requirement that all tax parcels under the same ownership be merged as one tax parcel – all agreed that the Board should formally recommend that the tax parcels be merged for tax purposes but not place a requirement – no further discussion, the Board unanimously voted to approve the Minor Division with the recommendation.

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Item four – Marc Duclos note of interest to serve on the Planning Board.

The Board discussed the alternate member request and suggested the interested resident attend an upcoming meeting to introduce himself to the Board. The Board requested that Kate, Planning Board Secretary, send a letter from the Board with the request, and to ask for a resume, or short bio be provided as well.

Item five- Retired Members:

The Chairperson informed the Board that a plaque had been made in honor of Dwight's service to the Board since his retirement. Attempts have been made to invite a family member to come to Town Hall and be presented with the plaque on his behalf. To not prologue the delivery of the plaque any further, it was recommended that it be sent along with the signed card by mail. The Board agreed.

Other Business - George reminded the Board to respond to his email regarding the proposed sign amendment to zoning which the Land Use attorney drafted, and other proposed updates. The Town Supervisor requested the Board to review the attorney recommendations. The Chairperson urged Board members seek to provide feedback within two weeks, in advance of the following Town Board meeting via a reply to the Code Officers email request.

The Board then moved into a discussion on the merits of the Town Developing a Comprehensive Plan.

Mary Lou asked if the Board had a budget, or an ability to provide a microphone for people to be better heard during our meetings, further emphasizing how difficult it can be to hear what is being said. The Board and Code Officer confirmed that there isn't a budget available to purchase a microphone, but agreed that it can be difficult to hear people when they speak.

Daniel Berheide motioned to adjourn the meeting. Ken White seconded. There was no discussion, and all were in favor.

Adjourn at 8:01pm

- **Resolution 2023-31 Adjournment**

Resolved: To adjourn the meeting at 8:01 pm.

Moved by: Daniel Berheide

Seconded by: Ken White

In Favor: Mary Lou Fitzgerald, Ken White, Chairperson Elisha Bartlett, Daniel Berheide, and Vice- Chairperson Alan Hipps.

Opposed: None

Note-

Notes for minutes were taken by Daniel Berheide and Elisha Bartlett in the absence of Catherine L. Simmer, Planning Board Secretary.

Respectfully submitted,

Catherine L. Simmer, Secretary