

**TOWN OF HOUNSFIELD PLANNING BOARD MEETING**  
**June 6, 2006**

A Public Hearing was called to order by Kathy Snyder, Chairperson, at 7:00 PM at the Town Offices, Co. Rt. 66, for the purpose of hearing comments on Case #42, LJL Storage, located on Route 3 and directly across from the entrance of Westcott State Park and known as tax parcel 88.20-1-90.

Jon and Lorraine Scheer were present and explained that they would like to build one storage building, 150' X 30', with 33 units of different sizes and light woods, trees and grassy areas around it for buffers. Mr. Scheer has spoken with all of his neighbors and none of them have any problems with the project. The closest neighbor that shares a side boundary line with the project would like to see either a fence or shrubs as a privacy buffer for his back yard. The Board discussed making the fence or shrubs a condition of the approval. There were no questions or comments from the public and this hearing was closed at 7:10 PM.

The regular monthly meeting of the Town of Hounsfield Planning Board was called to order immediately after the hearing by Chairperson, Kathy Snyder and the Pledge of Allegiance was said.

Members present were: Kathy Snyder, Ed Rohr, Dave Cutter, Deborah Johnston, and Mark Farrington. Alternate member Tina Jones was also present.

The minutes of the 5/2/06 meeting were read and a motion was made by E. Rohr and 2<sup>nd</sup> by D. Johnston to approve them. All voted aye and the motion was carried.

Phillip and Melanie Branche, Rodman, Case # 43, were present with a land division application for property they own on Storrs Road. They would like to divide a 5.7 acre lot into 2 parcels, the second lot being 1 acre. Because the second lot would only have 132.86' road frontage the Board explained that they could not approve this division when the Zoning Law requires a lot to have 150' road frontage in that area. Mrs. Snyder referred Mr. Branche to the Zoning Officer to apply to the ZBA for a variance.

In the matter of LJL Storage, Case # 42, a discussion was held by the Board of how to handle the matter of fencing to buffer the next door neighbor. The Board decided to impose a condition stated by Dave Cutter that within six months of construction of the storage building, a six foot fence or other acceptable screening material be installed unless deemed unnecessary by both parties (neighbor on north side and business owner).

A motion was made by K. Snyder and 2<sup>nd</sup> by D. Johnston to approve the site plan of LJL Storage, Case #42, with the condition stated by D. Cutter in regards to the screening. A roll call vote was taken: K. Snyder, yes; E. Rohr, no; D. Cutter, yes; D. Johnston, yes; and M. Farrington, yes. This motion was carried.

A Zoning Officer's Report was given.

Donna Leanna of NYS Rt. 3, next to Rusted Route Restaurant, was present to ask the Board if her niece and nephew would be able to build a home in back of her residence. The Board commented that this would make two residences on one parcel and the house in back would not have any road frontage. Mrs. Snyder will research this request and see if there is an option for Ms Leanna. Mr. Cutter suggested that they put an addition on the back of Donna's house that would solve the problem because they would not have to divide the lot or worry about two houses on the same lot.

Mrs. Snyder announced that she was notified that some areas of Blue Heron Landing sub division project did not pass a perk test and the developer is cutting back 15 units on the project.

Jeffery Robbins was present to apply for a simple land division for his parents Ron and Nancy Robbins on the Fawdry Road. Mrs. Snyder told him that he needs an application to get on the agenda for the next meeting. Mr. Robbins said that his house has been delivered and it would set him back if he had to wait another month. The Board agreed to look at his map of the division and they all agreed that it was within the law. Mr. Robbins will need to get an application, fee and maps to the Town Clerk and then Mrs. Snyder will sign a map for filing with the County.

Bruce Perry was present to ask about a proposed meat packing business on NYS Rt. 3 near Bedford Creek Golf Course. Mr. Perry would also like to have a bait and tackle shop and deli in the same building. The land would be purchased from Mr. Zumbach. E. Rohr brought up the point that this property is on flat rock which would be a problem for leech fields. Mrs. Snyder said that it is zoned for a business use with a site plan review but Mr. Zumbach would need to divide the property and then Mr. Perry needs to apply for a site plan review to start the process.

The floor was opened for comments and Sharry Rogers commented that the open space regulation for sub division projects should be uniformly enforced. Dave Cutter and Tina Jones spoke about what information was given at the EDR planning meeting about green spaces.

The next EDR planning meeting is tentatively set for June 21, 2006 at 7:00 PM.

This meeting was adjourned at 8:09 PM.

Respectfully Submitted,

Diane M. Nier  
Town Clerk