

TOWN OF HOUNSFIELD PLANNING BOARD MEETING
May 6, 2008

A Public Hearing was called to order by Chairperson, Kathy Snyder at 7:00 PM for the purpose of hearing public comment on case #71, Eppley Auto Repair's application to build a storage building behind his business at 13059 NYS Rt. 3 that will be used for storing automotive parts. Several questions were answered by Mr. Eppley and the hearing was declared adjourned at 7:06 PM.

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

Members present were: Kathy Snyder, Deb Johnston, Mark Farrington, Paul Locy, Maryann Oliver, and Alternate Don DiMonda.

The minutes of 4/1/08 were read and a motion was made by Maryann Oliver and 2nd by Paul Locy to accept the minutes as read. All voted aye and the motion was carried.

The Zoning Officer's monthly report was given by Marlene Lennox.

Jeff Derouin was present with a land division application to divide a building lot on the Burton Road, case #74. He was told by Mrs. Snyder that a survey map showing both parcels being created would be needed for approval and filing with the County Clerk's Office. When Mr. Derouin has this survey map he will bring it to the Town Clerk's Office and Mrs. Snyder will be notified.

Michelle LaBrake from NYS Rt. 180, case #75, was present with a land division application. She explained that the parcel, # 81.00-1-20 is on both sides of Rt. 180, her mother lives on one side and Mrs. LaBrake lives on the other side. Mrs. LaBrake wants the lot officially divided so her side can be recorded in her name. Mrs. Snyder asked Mrs. LaBrake for proof that this is all one parcel on both sides of the road, otherwise there would be no need to divide. If it is one parcel, she too would need a survey map of the entire parcel.

Mrs. Snyder referred to Mrs. Rogers, the Town Assessor's wife to explain the possibilities with parcels like this. Mrs. Rogers said that many parcels have a road through them and some have more than one parcel included under the same tax number.

Mrs. Rogers asked Mrs. Snyder why suddenly there is a requirement for a survey map of the entire original parcel. She said that this will be very costly for people with large parcels. Mrs. Snyder said that it was the advice from the Town Attorney to ask for a full parcel survey and it does state this in the Land Division Law.

A discussion was held about the new requirement for a land division and both Mr. Derouin and Mrs. LaBrake said that it will be a big financial hardship to go back and have a full survey done of their entire parcels. Mr. Derouin added that the description of the survey will be filed with the map of the new lot for clarity of road frontages ect. Mrs. Snyder stated that she will talk to the attorney to see if anything can be done and she will notify both applicants.

William Lawler III, case #76, a land division on NYS 12F, was present but he is not ready to go forward with his application. He asked about the time frame for the land division process.

Mrs. Snyder announced that she received correspondence from the D.E.C. saying that they are the lead agency for the wind farm project on Gallo Island. She also received a letter from Jefferson County Planning on case #71, Eppley Auto Repair site plan application saying that there are no significant county wide or intramunicipal issues. Mr. Eppley does, however, need to complete and file with the County an Agricultural Data Statement.

Mrs. Snyder announced that a Land Use Planning Workshop on Regional Permits is coming up on May 21st at JCC.

A reminder of the local training session with Attorney Dennis Whelpley on Saturday, May 10th from 9AM to 11AM was given.

The floor was opened and there were no comments at that time.

This meeting was adjourned at 8:01 PM.

Respectfully Submitted,

Diane M. Nier
Town Clerk