

**TOWN OF HOUNSFIELD PLANNING BOARD MEETING**  
**August 12, 2008**

The regular monthly meeting of the Town of Hounsfield Planning Board was called to order by Deb Johnston, acting chairperson, at 7:00 PM, at the Town Hall, Co. Rt. 66 and the Pledge of Allegiance was said.

Members present were: Deb Johnston, Mark Farrington, Paul Locy, Maryann Oliver, and alternate Don Dimonda. Kathy Snyder was absent.

The minutes of the meeting held on 7/1/08 were read and a motion was made by Paul Locy and 2<sup>nd</sup> by Maryann Oliver to accept them as read. All voted aye and the motion was carried.

Mark Malone was present for Peter Jenkins with a land division, case #80 on Ridge Road and Co. Rt. 75, separating 4.18 acres to be conveyed to Mark Malone. The Board reviewed the project maps and a motion was made by Mark Farrington and 2<sup>nd</sup> by Paul Locy to approve the project. All members voted yes and the motion was carried.

Survey maps were received from the Town for a land division on the Ridge Road to build a pump station for Water District 3. No application was received and no one was present to answer questions. A motion was made by Mark Farrington and 2<sup>nd</sup> by Paul Locy to table this case tonight. All voted yes and the motion was carried.

Marlene Lennox was representing Randell Johnston, case #81, 15043 Co. Rt. 62 for a lot line change application affecting lots 89.00-2-19 and 89.00-2-18. This will add 90 ft. road frontage to the latter parcel which will make it a conforming lot with our zoning law. The Board reviewed the survey map and a motion was made by Maryann Oliver and 2<sup>nd</sup> by Paul Locy to accept the lot line change to bring this nonconforming lot into compliance. All voted yes and the motion was carried.

Mrs. Johnston announced that she consulted legal council about case # 78, Scott Gerni's application for a residential wind tower. Council's opinion is that since there is nothing in our zoning law for wind towers. This would be considered an accessory use and a site plan or special permit review would not be required. Since the Gerni's is a corner lot there is no rear line set back. As a permitted use, the Gerni's would only need a zoning permit from the Zoning Officer. The SEQR will need to be completed independently of the Planning Board. The Zoning Officer asked if this case has been referred to County Planning and would like to have a copy of the completed SEQR before issuing a permit. Mrs. Johnston will check on the referral.

At this time the floor was opened for comments. Ken Wilton from the Lloyd Road was present and explained that he would like to build a home on a parcel that has a mobile home on it that his sister lives in and he understands that he needs to divide the property but he wanted to know if he could start his house while he is waiting for the survey to be done since it is late in the season. The Board agreed with the Zoning Officer that the steps need to be followed in order and a permit cannot be issued until the property has been divided. The Board agreed that if Mr. Wilton is ready for his land division before the next meeting, a special meeting will be held.

A Zoning Officer's Report was given by Marlene Lennox.

Steve McPherson from Navy Point Marina was present for a presubmission conference about a parcel he is thinking of purchasing at 14047 Military Road, across from Hess Road. He asked if pole barns to store boats would be allowed in that area. A discussion was held by the Board that it may fall under Outdoor Recreation, which is a permitted use in the Ag, Residential zoning district that this parcel is in. Mark Farrington made the suggestion that a storage use might be interpreted as a warehouse, which is not permitted in this area. After another discussion the Board members present agreed that this usage should be called Outdoor Recreation and therefore would be permitted in this zoning district.

This meeting was adjourned at 7:53 PM.

Respectfully Submitted,

Diane M. Nier  
Town Clerk