

TOWN OF HOUNSFIELD PLANNING BOARD

August 7, 2007

The regular monthly meeting of the Town of Hounsfield Planning Board was called to order at 7:00 PM at the Town Hall, 18774 Co. Rt. 66, by Vice Chairperson Deb Johnston and the Pledge of Allegiance was said.

Members present were Deb Johnston, Ed Rohr, Mark Farrington, Tina Jones, and alternate Don DiMonda. Kathy Snyder was absent due to illness.

The minutes of 7/3/07 were read and a motion was made by Tina Jones and 2nd by Mark Farrington to accept the minutes as read. All voted aye and the motion was carried.

Mariam Massaro, case # 61, was present for a simple land division at 22341 NYS Rt 180, parcel # 81.00-1-93. She would like to divide off a 5.24 acre parcel with over 300' of road frontage from 185 acre farm. This application and map were reviewed by the Board. A roll call vote was taken and all voted to approve the project. The Chairperson will be in to sign the maps for filing.

Richard Smith, case # 62, notified the Board that he was unable to attend. This project will be scheduled for next month.

Cynthia Graham, case # 63, was present to apply for a simple land division at 19963 NYS Rt. 12F, parcel # 73.18-1-16.1. She would like to divide off a one acre+ (200X300 ft.) parcel with 200 ft. road frontage from a sixty+ acre parcel. This new parcel is next to the Nice N Easy Store. This was reviewed from the tax map and the Board agreed that it looked good. Mrs. Graham will need to get survey maps made and the Board gave preliminary approval pending the survey map review.

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

Jason Matson was present. He came in to talk to the Board in May about building a home on the Youngs Road and he was told that a permit can be issued for his home. When he contacted the Zoning Officer recently for a building permit he was told that there might be a problem with his road frontage and he should come back to talk to the Board. Mr. Matson's drawings and maps were reviewed again by the Board and a discussion followed. At this time a motion was made by Tina Jones and 2nd by Deb Johnston to stand by the approval at the May meeting and allow Mr. Matson to build his house. A roll call vote was taken where all members voted yes and this motion was carried.

At this time the Vice Chair asked for any New Business from the floor. A representative of Family Dollar Stores was present to speak to the Board and gave them preliminary drawings for a proposed store on the proposed new parcel that Mrs. Graham is dividing on NYS Rt. 12F. The Board agreed that a site plan application needs to be submitted for this project.

Mrs. Graham asked what she needed to do to move a billboard sign from the proposed new parcel to her parcel next to it. The Zoning Officer will research this and get in touch with her.

Mr. Todd Farrington was present to ask the Board if it is possible to build on a land locked parcel off the Waite Road that he may purchase. The parcel has existed since 1946 and there is a 20 ft. wide right of way from the Waite Road for access to it written in the deed of a parcel next to it which is now owned by Reed Haven Farm. The Board agreed by roll call vote with an abstention from M. Farrington, that if the date on the deed for the right of way is also before 1989 (beginning of the Zoning Law), the lot and the right of way would be grandfathered and Mr. Farrington would be able to build on it. The Zoning Officer will check on this.

This meeting was adjourned at 8:04 PM.

Diane M. Nier, Town Clerk

