

Planning Board – November 19, 2018

Meeting called to order at 7:00PM by Chairman Dave Granzin

Present: Dave Granzin, Daniel Hoover, Floyd Hoover, George Dowse
Vacant seat

Others: Pam Dowse, Grant Downs, Dwight James- Code Officer

Chairman led the pledge of allegiance.

Motion by Floyd, 2nd, George to approve September minutes, with Dave abstaining, carried.

Area Variance- Lot Line adjustment

George recused himself from this review.

Peter & Stephanie Komarek are requesting an area variance for a lot line adjustment on their property which would transfer in entirety, the right of way existing on their property to neighbor George Dowse.

Pamela Dowse presented the application.

Mrs. Dowse said the proximity of the easement and her garage, if new neighbors wanted to erect a fence along the easement, it could create problems with egress into their property and garage. The Komarek's do not use this easement and have a black top driveway to their garage on the other side of their property. Both properties are non-conforming lots. The transfer of property is minimal. The setbacks will all be met for existing buildings.

After a brief discussion Dave made a motion to recommend approval of the Lot line adjustment variance as presented was 2nd by Daniel, with George abstaining, carried by all.

Sub Division Application 18-2

George recused himself from this review.

Peter and Stephanie Komarek 1841 Perry Point Rd would like to move the South boundary line of their property 25-30' to the north. The area involved includes a 15' driveway easement for property to south 1847 Perry Point Rd. This would allow for the sale of this area to the neighbor and eliminate the easement in its entirety. The lot line adjustment would go to the top of bank but not to the beachfront.

Both properties are presently Non-conforming lots in Ag/Res District per Torrey Zoning, based on area less than an acre.

After the line adjustment both lots will still meet the setback dimensions.

Dave made the motion to approve the lot line adjustment 2nd by Daniel, with the contingent, that the Zoning Board of Appeal approve the Area Variance for Lot line adjustment, carried by all with George abstaining.

Mobile Homes – Zoning Revisions

Dave will send to Town Board for review at their December meeting.

Lot line adjustment

Dwight James presented property maps for the estate of Rodney Hall on the Townline Rd.

Mr. Hall has left his property to his two sons. There is one access road for the two parcels (mainly farm land) . A lot line adjustment is needed to move the line past a hedgerow so a new access road can be built for second parcel.

Motion by Dave 2nd George to approve the minor lot line adjustment carried.

Kennel Operations

Councilman Grant Downs had emailed the Planning Board to review Kennel regulations for the town in April, and was in attendance at this meeting..

Discussion on size of operation and disposal of waste. was a concern he had.

Last spring the planning board had a Ag & Markets Animal Inspector attend for a discussion on kennels operations and regulations.

Dave Phillips an inspector for NYS Ag & Markets- Pet Dealers answered the boards questions regarding kennels.

Ag & Markets cover the inspections of Retail operations, and USDA covers inspection on Wholesale operations.

There are many state regulations presently in place that address these concerns.

The Town already regulates the area & size required for kennel operation and setbacks of structures from boundary lines.

Grant thanked the board for their attention and time on his request.

Fences- A brief discussion

There being no further business before the board, Dave made a motion, 2nd Floyd to adjourn, carried at 7:55PM

Respectfully submitted

Betty Daggett

Sec.