

TOWN OF GRANBY PLANNING BOARD

Meeting Minutes

June 7, 2022

A regular meeting of the Granby Planning Board was held at the Granby Community Center, 812 County Route 8 Fulton; and was called to order at 7:00 pm by Chairman Jane Crego.

Meeting Attendance as follows:

David Crockford

Jane Crego, Chairman

Rhonda Nipper

Lori Blackburn - absent

Erin Palmitese

Carl Nylen, Vice Chairman - absent

Tom Anthony

Lisa Somers, secretary

Also Present: Pat Furlong and Taylor Dashnau.

BUSINESS

Pat Furlong

The Planning Board received copies of a site plan application and map for the proposed expansion of an existing manufactured housing community on Furlong Drive. He would like to add a single wide and three doublewide homes on the west side of Furlong Drive. The Codes Office had provided a letter recommending denial because one of the sites straddles a property line which is not allowed, the properties would need to be merged before an approval could be considered. Mr. Furlong stated that he was aware of the need to merge the parcels but wanted input from the planning board regarding the viability of the proposal before pursuing the merge process. The members proceeded to review the submitted documents with the following comments:

~ Zoning district – Property is located within the Agricultural district, and the use chart allows manufactured housing communities with approval of site plan and special use permit with SEQR review. The Clerk supplied additional forms for applicant to complete.

~ CEO letter also suggests that the planning board review the original park development approval for any stipulations, but a search of the records room yielded no planning board actions. Mr. Furlong was asked when the park was created, he replied that his parents had purchased the property from Milford Benedict in the early 1970's and homes had already been established for years before that time.

~ Chairman Crego asked about the utilities available. Public water is available via newly constructed Water District #7, and they plan to connect the new lots as well as the existing lots in the near future. Member Tom Anthony asked about public sewer and a Town map of existing sewer districts was examined but no lines are accessible by this development. Mr. Furlong stated that he would be designing a septic system with engineered plans to be reviewed and approved by County Health. Natural gas and propane are available and utilized by current tenants via individual residential tanks.

~ Members Palmitese and Anthony questioned the size requirements of Zoning Ordinance Section V-H: Manufactured Housing Communities against the submitted plan. After some rudimentary calculations it appeared that there was ample space to allow for the minimum area size per lot of 3,500 square feet. Minimum clearances were also met as follows – total of 50-feet on both sides to adjacent homes, more than 50-feet to exterior property lines and 15-feet from the end of the home to the access road. Final design plan with more dimensional information to be submitted at a later date.

The Planning Board members were favorable to the preliminary design and informed the applicant to move forward with the merging of the two properties, septic design and provide detailed plans of the expansion with completed special permit application and SEQR form when ready to proceed.

Taylor Dashnau

Taylor Dashnau approached the Planning Board with plans to homestead property at 1103 State Route 176. She explained that she and her husband would like to build a barn and have various farm animals including chickens and goats, possible to add cows or pigs in the future. They would also like to build a barn and several smaller structures to cater to the activity of the farm and animals. The property size is 6.5-acres and located within the A/R Zoning District which allows farm animals with the approval of a site plan and special use permit. Mrs. Dashnau was supplied with applications and instructed to develop a site plan which locates all existing and proposed structures and land uses. The paperwork should be submitted to the Codes Office for review and referral back to the Planning Board.

Planning Board Application Process Worksheet

The Clerk supplied members with copies of a written summary of required documents, process steps and timeline, and detailed listing of required contents for site plans, pertaining to both site plan review and special use permit applications. This information has been verbally explained to applicants and will now appear on the new website, as well as be supplied with paper applications available at the Town Hall.

Open Meetings Law

The Clerk supplied copies of the current NYS Public Officers Law - Article 7, commonly referred to as the Open Meetings Law, which governs the activities of Local Town Boards and the conduct of business. Records, public notices, executive sessions and minutes are a few of the topics covered.

Thunder Island

The members were supplied with a copy of a letter sent by the Town to the new owners of the recreational park located on Wilcox Road informing them of some of the services offered and required by the Town in order to prompt the Town review and approval processes.

Mining – Shestax Pit, County Route 3

The members were supplied with a copy of DEC correspondence dated 5/17/22 regarding a permit renewal and modification awarded to property owner John Gilbert. There is no required action by the Planning Board – informational purposes only.

ZCRC – Zoning Code Review Committee

The committee has completed a draft of the proposed MOZD -Mining Overlay Zone District and are prepared to conduct a presentation to the involved parties of the Town board and Planning Board. A special joint meeting will be held on June 22nd for professionals (Jamie Lynn Sutphen, Land Use Attorney; Howard Brodsky, Planner; and Doug Miller, Engineer) to explain the intention, purpose and authority of the complex regulation for mining activity in the Town. Copies of the new legislation text and proposed changes to the Zoning Ordinance to accommodate the new legislation with a Memo of the Special Meeting was supplied at the meeting; it was also sent via email earlier in the month.

Subdivision Regulations

A Memo dated 5/16/22 was received from the Town Supervisor asking the Planning Board to review the Subdivision Regulations and provide feedback concerning updates or changes that should be made. The members began a brief discussion and decide to take the next month to individually familiarize themselves with the existing document and discuss at the next meeting on July 5th. Member David Crockford stated that in the various review discussions of the past a constant theme was to initiate an approval process for every subdivision or change of property line without the current limits of creating four lots to initiate review. Clerk Lisa Somers added that the Assessor and the Codes Office have been in favor of this change as well to accurately record and track development of parcels. Elements of the Density Schedule such as Lot size and possible elimination of the ½-acre lot if sewer available was also discussed. Member David Crockford had a draft developed by the Board in 2018 under the direction of Chairman Paul Ketchum that he supplied to the Clerk in order to provide copies for the members.

Michael & Jessica Baldwin

The Clerk supplied copies of the Final Plans for the former Bilou Skating Rink previously approved by the Board. Signed approval stickers to be applied and added to the property file.

MINUTES

A **motion** to approve meeting minutes for May 3, 2022 was **moved** by David Crockford and seconded by Tom Anthony, all were in favor, and the **motion carried**.

ADJOURN

With no other business before the Board a **motion** to adjourn at 8:20 pm was **moved** by Rhonda Nipper and seconded by Erin Palmitese, all were in favor, and the **motion carried**

Respectfully submitted by:

Lisa Somers, Planning Board secretary

