

TOWN OF GRANBY PLANNING BOARD

Meeting Minutes

July 5, 2022

A regular meeting of the Granby Planning Board was held at the Granby Town Hall, 820 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

Erin Palmitese
Carl Nylen, Vice Chairman
Tom Anthony
Lisa Somers, secretary

Also Present: John Cox, Attorney Terry Kirwan Jr., Rodney Delong, Supervisor John Snow Jr.

BUSINESS

John Cox

Mr. Cox approached the Planning Board stating that he would like to open his business, Fairway Billiards, in accordance to the 2018 Use Variance stipulations for the property which the Planning Board had approved on two previous applications as well. He supplied a new narrative to supplement and replace the current version in the pending application. The members reviewed the narrative and had several questions regarding previous approvals, the clerk will provide copies of minutes from past applications for the property. The Board advised that a revised site plan application and updated site plan would also be required to accompany the narrative. Chairman Crego stated that the Board could not proceed to the required Public Hearing until paperwork from the Court was received concluding that process, per advisement of the Town Attorney. Mr. Cox and his attorney relayed that the neighbors (Waugh) seemed to be prolonging the process and holding the matter in abeyance. Attorney Kirwan requested the Clerk to send copies of any current court paperwork, she agreed.

Zoning Code Review Committee

Members of the Board had received copies of the proposed regulations for Mining that the Committee had developed; some attended a presentation that explained the Overlay process which is a new element in the Town's Zoning Ordinance. Erin Palmitese commented that overall, the regulations seemed comprehensive, but questioned the setbacks listed on page two as possibly being construed as excessive at 500-feet. David Crockford and Rhonda Nipper replied that the DEC could counter as unreasonable, but the Committee had set a similar value as other Towns have and reasoned that the activity is very impactful to adjoining properties therefore a large buffer area should be required. No other discussion occurred.

Subdivision Regulations

At the June meeting the Board received a memo from Supervisor Snow to look at the regulations and provide feedback on any possible needed updates. Two previous drafts – an April 2018 Draft prepared by Chairman Ketchum, and a July 2018 revision of the first three Articles of the current Subdivision Regulations. A recurring theme that the Planning Board has discussed over the past decade has been to require a Planning Board review of every subdivision of property regardless of the number of lots created. Both the Codes Office and the Assessor's Office is in agreement with this premise in that it would provide current information of property development as well as support the creation of legal lots in accordance with the Town's density schedule. Discussion of both drafts ultimately yielded an approval of the three articles within the July 2018 draft with some additional material taken from the April draft. Discussion revolved around the minor and major definitions with some confusion as to their processing. In the end it was understood that:

- ✓ all and any property line changes are considered a subdivision
- ✓ if 4 or more lots are created then it is classified as a major subdivision
- ✓ if it has less than 4 lots created then it is classified as a minor subdivision
- ✓ if new roads or public infrastructure are developed, regardless of the number of lots created, it is classified as a major subdivision
- ✓ re-allotment and lot line adjustments are classified as minor subdivision
- ✓ cluster development which changes density determined by the Zoning Ordinance is classified as a major subdivision
- ✓ further subdivision of a subdivided parcel within 3-years of the initial action is classified as a major subdivision

Some discussion of the need for a width to depth ratio to control the number of commonly referred to as 'piano key' lots which are undesirable in certain communities. The Board elected not to implement a ratio because it could restrict the subdivision of family farms, which are prominent in our community, into building lots for family members. The Planning Board recommends that the Town Board consider the following changes and updates to the current Subdivision Regulations:

- Articles 1, 2 and 3 of the existing subdivision regulations to be removed and replaced with the July 2018 draft Articles 1, 2 and 3.
- Articles 4, 5, and 6 of the existing subdivision regulations to remain as is with the following change:
 1. Add - *Section 5.25 Lot Access*

At least one 50-foot right-of-way shall be reserved at a location suitable to the planning board, allowing access to land behind road frontage lots.

The intention of the Planning Board is to provide a rough draft document to illustrate the changes that will update the 35-year-old regulations to better suit the needs of the Town, and provide a cohesive idea for the Town Board to consider.

PRIVILEGE OF THE FLOOR

~ Supervisor John Snow updated the members about a press release by the City of Fulton Mayor Deanna Michaels, wherein she states that she has been working with the Town of Granby Supervisor to open Thunder Island recreational park. The property lies wholly within the Town and requires approvals by the Town, County and State only. A letter had been sent to the new owners by the Supervisor, and followed up by a letter from the Codes Office, instructing them of the approvals and paperwork required which they have been co-operative in supplying to date. The Supervisor also stated that he advised the new owner to review the Town's files gain information regarding what is allowed and what yet needs to be addressed going forward.

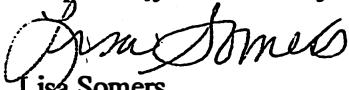
MINUTES

A motion to approve meeting minutes for June 7, 2022 with minor correction was moved by Erin Palmitese and seconded by Rhonda Nipper, all were in favor, and the motion carried.

ADJOURN

With no other business before the Board a motion to adjourn at 8:40 pm was moved by David Crockford and seconded by Erin Palmitese, all were in favor, and the motion carried

Respectfully submitted by:



Lisa Somers
Planning Board secretary