

Town of Constantia Planning Board Work Meeting - Aug. 10, 2010 approved

Members Present: Bob McNamara, Curt Schwalbe, (alternate) Chuck Williams, George Scriba, Mike Marr, Paul Heins, Brenda Ko, and Ken Macari.

In attendance: Councilmen: Tom Moran, Rip Colesante, Frank Tomaino, and John Metger; from the public: Wayne Confer, Raymond Stala, Dick Barry, Walt Dreux, Joe Davis, and Gene Kadlubowski; Code Officer John Illingworth; and Matt Johnson from the Tug Hill Commission.

OPENING

Bob McNamara called the meeting to order at 7:08 pm with the pledge of allegiance.

Bob McNamara introduced the work meeting, stating that this is a work session to look at the Subdivision Law and Land Development Law. The Subdivision Law has been submitted to the Town Board for approval.

JULY 6, 2010 MINUTES

Bob McNamara read the minutes from the July 6, 2010 work meeting. George Scriba made a motion to accept the minutes as read, seconded by Ken Macari. Vote as follows: Curt Schwalbe, yes; Chuck Williams, yes; George Scriba, yes; Mike Marr, yes; Paul Heins, yes; Brenda Ko, yes; Bob McNamara yes; and Ken Macari, yes. Motion carried unanimously.

SUBDIVISION LAW

Bob McNamara asked the Town Councilmen for any questions about the changes that were made to the Subdivision Law.

Tom Moran asked about an index. Matt Johnson answered that a table of contents is added after all of the changes are made.

Tom Moran stated that in Article 2 Section 205, the code officer receives the application not the Town Clerk. John Illingworth confirmed this.

Rip Colesante questioned if Town Atty. Bader would be reviewing Article 8. The answer was yes, Atty. Bader is reviewing all of the proposed Subdivision Law.

John Illingworth asked about the road standards which are referenced in the Subdivision Law. Bob McNamara clarified that they are referenced because they may change. DPW Superintendent Wayne Woolridge is formalizing a copy to be attached to the Subdivision Law.

Bob McNamara recommends that the proposed changes to the Subdivision Law should be introduced by the Town Board by resolution.

The road standard document was discussed. It was agreed that the Town Board will review it.

Matt Johnson will contact Paul Baxter to get the proposed Subdivision Law put on the Town website before the Public Hearing concerning the Subdivision Law.

LAND DEVELOPMENT LAW

The Planning Board believes that the first package of revisions to the LDL should be revised without zoning or districts addressed. Districts will be addressed soon after this first package. In the meantime it will be helpful if the Town Board started to discuss zoning in the public forum of their meetings. It was agreed that “districts” should be pulled out of this first proposed draft of the LDL.

The last date on the draft of the LDL with proposed changes was November 2005. The changes made to the LDL in 2009 will be incorporated into the working draft and it will receive a current date.

The Planning Board discussed the list of perceived problems to be addressed in the new draft. A list will be made by John Illingworth of issues he suggests need to be changed.

Bob McNamara passed out the following list which represents the issues behind the changes proposed in the current draft of the LDL:

1. Add table of contents and incorporate all other 2009 revisions
2. Rearrange sections to get signage and manufactured home ordinance out of Site Plan Review Standards (Currently they could be interpreted as only being in force for new construction requiring site plan review)
3. Add or improve missing or inadequate definitions
4. Address issue of new utilities changing lot area requirements
5. Remove “open development” clause
6. Close footprint loophole that allows large structures to be built over existing foundations without obtaining a building permit on properties that often don't have adequate space or utilities
7. Clarify yards and setbacks
8. Revise home business standards
9. Revise sign regulations
10. Protect existing neighborhoods from new uses that are incompatible with residential or rural character
11. Tighten regulations to prevent camp trailers being used for permanent residences without adequate space or utilities
12. Address practice of obtaining a permit for a particular use, then changing or expanding the use later without further review.
13. Remove inadvisable exemptions from site plan review.
14. Update and revise mobile home and camp trailer sections.
15. Add a Special Use Permit authority to deal with unusual circumstances or proposal for actions that are not addressed in the law.
16. Revise landscaping section to remove overly specific requirements.
17. Encourage retention of native plant communities.

Other items to be added to the list:

- new businesses coming before the Planning Board
- campers living in the area
- abandon buildings or misuse of property..
- waterfront development (make it separate from other areas)

It was decided that items 4, 7, and 9 from the above list will be discussed at the next meeting of the Planning Board.

ADJOURN

At 8:57 George Scriba made a motion to adjourn the meeting, seconded by Curt Schwalbe. Vote as follows: Curt Schwalbe, yes; Chuck Williams, yes; George Scriba, yes; Mike Marr, yes; Paul Heins, yes; Brenda Ko, yes; Bob McNamara yes; and Ken Macari, yes. Motion carried unanimously.

Respectfully submitted, Kay Foster, Planning Board Secretary.