**PLANNING BOARD**

**Town of Colton, NY**

**Regular Monthly Meeting**

 **March 22, 2016**

**Call to Order:**  7:05 pm with quorum present. The Pledge of Allegiance was recited.

**Members Present:** Chair Ed Fuhr, Martin Avery, Connie Hatch, Kirke Perry, Laurie Thornton, Anne Townsend

**Members Absent:** Harold Granger

**Public Present:**  Code Enforcement Officer Darren Richards, John Billone, Sam DiCaccio, Doug LaRose

**Minutes:**  A. Townsend motioned and C. Hatch seconded to approve the minutes of the

February 23, 2016 meeting. All were in favor.

**Agenda:** L. Thornton motioned and M. Avery seconded to adopt the agenda. All were in favor.

**Public Meeting**

The public meeting was opened at 7:09.

Chair Fuhr informed the applicants of their right to appeal the Board’s decision under Section 78 of the NYS Supreme Court as well as to the Town’s Zoning Board of Appeals.

**#SD-5-2016**

Doug LaRose applied to the Board for a minor subdivision. He wishes to sell the house on the proposed subdivided parcel and retain the rest of the property, including a camp, for family use. A right-of-way would allow access to the rear property. As surveyed, the subdivision would bring the larger parcel closer to conformity by adding improved setbacks and retaining the 200 feet of road frontage. The new 0.5 acre parcel would measure less than the required 2 acres for lots in zone RT.

M. Avery made a motion to deny the application for non-compliance with zoning regulations. L. Thornton seconded. All were in favor.

A notice of action was completed and a copy given to the applicant.

**#CU-6-2016**

Sam DiCaccio applied for a conditional use permit for a proposed campground within the Adirondack Park of approximately 200 campsites and 100 full hookups sites for recreational vehicles. Current Town of Colton zoning regulations require campsites to measure 3000 square feet. The proposed sites would measure 1250 square feet, which meets the Adirondack Park Agency & NYS Department of Health regulations.

The application was incomplete since it lacked approval from the APA. A motion to deny the application as non-compliant and incomplete was made by M. Avery and seconded by K. Perry. All were in favor. A notice of action was completed and a copy given to the applicant.

The public meeting was closed at 8:08 pm.

**Regular Meeting**

**CEO report**

APA Local Government Day will be held April 13 & 14 in Lake Placid. Early registration by April 1.

The CEO will follow up with Maury Tigner about his ZAB application.

A permits report was submitted to Board members via email.

Dollar General has made no further movements toward opening a site in Colton.

**Board Business**

The Board discussed proposing a change to Town code to bring the Town’s campsite size requirements in line with the NYS Department of Health requirement of 1250 square feet. M. Avery moved to forward the proposal to the Town Board. C. Hatch seconded. All were in favor.

The Board also discussed other elements of Sam DiCaccio’s campground proposal. The proposal includes tourist accommodation cabins, which must be built at least 150 feet from the highway and are limited in the amount of square footage they can cover. Currently, several derelict cabins on the property can be seen from SH-56. These cabins will be demolished. According to APA regulations, the cabins could be rebuilt on their current footprint without detracting from the total square footage of the new cabins to be built past the 150-ft setback. Mr. DiCaccio expressed a hope that instead of rebuilding the cabins within sight of the road, he might be allowed to bring the extra square footage up to the proposed cluster of cabins past the 150-ft setback. M. Avery moved that the Board write a letter to the APA in support of this idea. A. Townsend seconded. All were in favor.

The ZBA asked the Board for an advisory opinion on an application that the CEO denied to build a garage on a property on Crestview Lane. The proposed garage would not meet required setbacks by 3-7 feet. The CEO also mentioned that the garage will bring the total built acreage close to or in excess of 20%. The Board discussed the safety implications of the garage, noting that a vehicle would be able to back out of the garage and allow the driver a clear view of the road before backing into the road. The Board noted that while the garage was originally denied for not meeting the required setbacks, if approved, it will not alter the character of the neighborhood.

**Next meeting will be held April 26, 2016 at 7 pm.**

**Adjournment:** With no further business for discussion, C. Hatch made a motion to adjourn, seconded by A. Townsend. All were in favor. The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Rebecca Donnelly

Secretary