**PLANNING BOARD**

**Town of Colton, NY**

**Regular Monthly Meeting**

**July 26, 2016**

**Call to Order:**  7:02 pm with quorum present. The Pledge of Allegiance was recited.

**Members Present:** Chair Ed Fuhr, Martin Avery, Connie Hatch, Kirke Perry,

**Members Absent:** Harold Granger,Anne Townsend, Laurie Thornton

**Public Present:**  Code Enforcement Officer Darren Richards, Raymond Dunnings, Justin Mitchell, Ronnie Robert, Jenn Cole

**Minutes:**  M. Avery motioned and K. Perry seconded to approve the minutes of the

June 28th, 2016 meeting. All were in favor.

C. Hatch motioned to accept the minutes of the July 20th special meeting. K. Perry seconded. All were in favor.

**Agenda:** C. Hatch motioned and K. Perry seconded to adopt the agenda. All were in favor.

**Public Meeting**

#SD-48-2016

The current property line between the applicants’ parcel and the neighboring parcel runs directly through an existing home. The applicant wishes to subdivide a portion of the property to correct the situation while leaving as much of the water frontage & dock access intact. Neither lot is currently conforming to the Land Use Code; the subdivision will not rectify the non-conforming lots.

M. Avery moved to close the hearing on #SD-48-2016. C. Hatch seconded. All were in favor.

#SD-52-2016

Justin Mitchell applied for a subdivision to sell 2.41 acres to a family member. The proposed subdivision meets all code requirements for setbacks and frontage.

M. Avery moved to close the hearing on #SD-52-2016. K Perry seconded. All were in favor.

#SD-53-2016

James Johnson applied for a minor subdivision to sell 3.42 acres with an existing home and retain 47.48 acres. All setbacks and frontage are compliant with the Land Use Code.

M. Avery moved to close the hearing on #SD-53-2016. C. Hatch seconded. All were in favor.

The public hearing was closed at 7:22 pm.

**Regular Meeting**

The Board deliberated on the three applications.

#SD-48-2016

M. Avery made a motion to deny the application on the grounds that the resulting lots would be nonconforming. K. Perry seconded. All were in favor. A notice of action was mailed to the applicant.

#SD-52-2016

M. Avery moved to approve the application with no conditions. C. Hatch seconded. All were in favor.

#SD-53-2016

K. Perry moved to approve the application with no conditions. C. Hatch seconded. All were in favor.

It was noted that the Town Board met on the morning of July 26, 2016 and approved the request from Bohler Engineering to include retail as a conditional use within the Colton Hamlet.

**Courtesy of the Floor**

Ronnie Robert expressed concern that the proposed site for the Dollar General would cause a safety issue with students crossing the road from the school to the store. He also advocated for Colton to be a business-friendly community.

**CEO report**

56 permits have been issued so far this year.

2 home build are in progress and another will be coming.

Sam diCiaccio is meeting with various agencies to determine the class status for zoning of the campground at Sevey Point.

The vandalism at the Hepburn Library of Colton caused a $40,000 cleanup by the DEC.

**Correspondence**

Matilda Larson of the SLC Planning Office requested that the Town form a super committee to review the revisions to the Land Use Code.

On July 14, the County Planning Office returned the proposed text amendment, made by Bohler Engineering, for local action.

Planning Board Secretary Rebecca Donnelly gave email notification of her resignation after completing the work of the meeting of July 26, 2016. Jenn Cole attended as the next secretary of the Board.

**Next meeting will be held August 23, 2016 at 7 pm.**

**Adjournment:** With no further business for discussion, C. Hatch made a motion to adjourn, seconded by K. Perry. All were in favor. The meeting adjourned at 7:38 p.m.

Respectfully submitted,

Rebecca Donnelly

Secretary