**PLANNING BOARD**

**TOWN OF COLTON, NY**

**REGULAR MONTHLY MEETING**

**MARCH 28, 2017**

**Members Present:** Chairman Ed Fuhr, Laurie Thornton, Kirke Perry, Harrold Granger, Anne Townsend, Martin Avery

**Members Absent:** Connie Hatch

**Public Present:** CEO Darren Richards

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

**First Hearing:** Review of SD-3-17, Estate of E.J. Williams. CEO D. Richards explained this is the Red Pine Pub property in S. Colton. Neighbor T. Peroux and wife are wanting to purchase a portion of the property, .277 acres. Portion of interest is on Route 56, county referral was needed. The county then returned the referral for local action. The commercial septic system is located on this parcel. The care of the septic system will be put into the estate of E.J. Williams but they, the estate, will have in the easement, as per the law office of LeMay, use of the septic after selling the land and also use for land maintenance. Motion to close the first hearing made by A. Townsend, seconded by K. Perry. All were in favor.

**Second Hearing:** Review of SD-5-17, L. LaPierre. CEO D. Richards states that Mr. LaPierre is in an LLC with Bill LaPierre. L. LaPierre is the head of the corporation. Mr. LaPierre is selling 2 parcels of land that are owned by the LLC. Both parcels fit the zoning for the Colton hamlet. Motion to close second hearing made by K. Perry, seconded by A. Townsend. All were in favor.

**Regular Meeting:** L. Thornton made the motion to accept the minutes from the February 2017 Planning Board meeting, seconded by H. Granger. All were in favor. A. Townsend made the motion to adopt the agenda, seconded by K. Perry. All were in favor.

**Courtesy of the Floor:** nothing at this time.

**Action on SD-3-17**. L. Thornton made a motion to approve SD-3-17 parcel ID number 120.035-1-23

without conditions, seconded by K. Perry. All were in favor.

**Action on SD-5-17**. K. Perry made a motion to accept SD-5-17 parcel ID number 105.001-2-5.1 without conditions, seconded by L. Thornton. All were in favor.

Update on the APA decision for the Town of Colton for replacing the zoning laws. Chair E. Fuhr gave a summary of the meeting with the APA. Voting from the APA was unanimous. The Colton Town Board will have a hearing on April 12, 2017 at 7pm.

Update on the campground at the former Hamm’s Inn location. CEO D. Richards stated that the APA sent out a NIP (notice of incomplete permit application) in regards to the campground. CEO D. Richards read NIP #11, “the municipal approval documents provided with the response outline, do not clarify how the development of tourist accommodations or motel cabins complies with the Town of Colton zoning regulations for the towns open country side park (OCP) district or if the proposed development will impact of the great south woods of the wilderness critical environmental area. If the town determines that the proposed rental cabins are accessory to the proposed campground and the project will have no impact on the CEA, please provide a letter from the town confirming it. Alternatively, please provide other documentation from the town as originally requested to adequately address this matter.” CEO D. Richards then gave a summary from the “Designation by the Town of Colton, NY of a critical environmental area.” Town of Colton Land Use Code page A30, recreational campsite: a parcel of land designed to accommodate twenty or more recreational living units or other accommodation for seasonal or other more or less temporary or transitory living arrangements, including buildings and facilities thereon. M. Avery made the motion to submit a letter to the APA in support of the recreational campsite referencing the land use codes definition of recreational campsite and the fact that the recreational campsite will enhance the ability for us to fulfil the doctrine set forth in the Town of Colton environmental critical assessment area document, seconded by H. Granger. All were in favor.

**CEO Report:** Possible “you store it” storage facility at the corner of Route 56 and Number 9 rd. This had to be sent to the county planning board. The county sent a referral back with suggestions. Property owner is looking for an area variance due to not enough acreage. The Planning Board will be sending this to the ZBA.

**Correspondence:** APA Local Government Conference/Training Session April 5th and 6th.

**Next Planning Board Meeting to be held on:** April 25, 2017 at 7pm.

**Adjournment:** With no further issues for discussion,A. Townsend made the motion to adjourn the meeting, seconded by L. Thornton. All were in favor.

Respectfully submitted

Jennifer Cole