

Planning Board

Town of Columbus, Chenango County, New York

Minutes: Meeting of January 19, 2012

Planning Board Members present: Jack Harper, Lori Horner, Wells Horton, Eileen May, Mike Simons, Liz Vermeulen, Kay Winton , Susan LaFever (Town Board liaison)

Public Present: Heather Anderson, Dan Avolio, Bill Cummings, Bill Curto, Antoinette Farrell, Leroy Farrell, Tom Grace, Jane Prohaska, Bob Stein, Bill VanTran, Bruce Vermeulen

Meeting called to order at 7:02 by Wells Horton.

Review of Previous minutes: A motion was made by Mike Simons to accept the December Minutes with correction. It was seconded by Jack Harper and accepted by all.

Public Comment:

Bob Stein told us he handed out a letter at the January Town Board meeting with his feelings about the proposed transmission line. He found out that it will be going through his property.

Bill VanTran would still like to see the lines buried.

Bill Cummings received a letter from an attorney regarding his property on County Road 41.

Bruce Vermeulen said that the Columbus Town Board has not taken an official position on proposing a route for the transmission line and they don't want to since someone will be impacted. Wells mentioned that he had been asked by the Town Board to be the NYSEG contact for the Town on this project. The Planning Board and Susan LaFever sent a letter to NYSEG asking NYSEG to refer to our Comprehensive Plan. It also recommended using a single set of poles.

Reports and Action on Old Business:

1. NYSEG Transmission Line:

Wells hasn't received any communications from Dennis Bender, the Project Manager at NYSEG for this project.

2. Water Withdrawal Permit (Susquehanna River Basin Commission):

Ken Lynch, the DEC Region 7 Director hasn't gotten back to Wells Horton.

3. Web Page:

Wells Horton mentioned to the public there are plans to add local businesses to the Town website. It will not provide advertisement but the business name, contact information and a link to business's webpage if they have one. It will be free of charge.

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4. Site Plan Review and Subdivision Laws:

After watching one of the educational videos on **Locally Unwanted Land Use**, it was felt that we should revisit the lot size requirements. Towns should not discriminate against lower priced housing options.

Under Internet Explorer see the video

www.dos.ny.gov/ermweb/action/viewer/powerstream?view=asset&id=988aacc1-1af8-11de-8cf6-0a42007e0000&player=null

Or in pdf form http://www.dos.ny.gov/lg/publications/Locally_Unwanted_Land_Uses.pdf

With this in mind, Lori Horner took the data from the 2011 Tax Assessment and put the data into a spread sheet, sorted by acreage to see how the parcels are distributed within the town. Some rough calculations are:

Out of the 756 properties included in the count:

215 properties are under 3 acres

263 properties are under 5 acres

(1/3 of the properties within the town is 252)

371 properties are under 10 acres

(1/2 of the properties within the town is 378)

434 properties are under 15 acres

473 properties are under 20 acres

615 properties are under 50 acres

689 properties are under 100 acres

729 properties are under 150 acres

741 properties are under 200 acres

Wells Horton mentioned that he has been receiving calls questioning the subdivision law. The old law is quite out of date and we should get the proposed law to the Town Board as soon as we can.

5. Goals:

See attached sheet

Note: the 5 houses on Sears Pond can now get DSL.

New Business:

1. Liz Vermeulen made a motion to accept Dan Avolio's application to the Planning Board as an alternate member. Kay seconded the motion and was accepted by all.
2. Please make sure you get your 4 hours of required education form to Wells Horton.
3. February is our Organizational meeting.
4. Susan LaFever sent us copies of the Ethics law and asked us for comments. Kay Winton said a very good website on codes of ethics can be found on the State Comptroller's website
[Http://www.osc.state.ny.us/localgov/training/modules/protecting/two/coe_contents.htm](http://www.osc.state.ny.us/localgov/training/modules/protecting/two/coe_contents.htm)
5. Susan Lafever sent us a proposed dog law. This law combines the nuisance dog law (1986) and the dog law from 1/11 that permitted the town to collect licensing fees.

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6. We discussed that the Sanitation & Road Preservation laws were returned from the county in December but not received until January. We have a certain number of days to post notice in a newspaper and hold a public meeting but we questioned when does this date start. If the allowed time has expired and the laws need to be sent back to the county, can they be sent back with a note stating that they had been recently approved?

We also discussed we would like to process the Site Plan Review Law with the Subdivision Law. We decided to review the Subdivision Law using google docs to get an idea of where we are in the review process. We'll also need to decide if we need to create a pre-application form to be put on the website.

Bruce Vermeulen has concerns about the creation of new roads in future subdivisions. We told him that we believe we have it adequately covered in the updated law.

Assignments for next meeting February 16, 2012:

1. Wells Horton will contact the Town Assessor to find out what reports can be generated from the Town's Inventory of properties.
2. Wells Horton will send an updated list of Planning Board member's home addresses to the Association of Towns to receive the "Talk of the Town's & Topics" magazine at home.
3. Wells Horton will look into providing Planning Board members with paper and ink cartridges.
4. Liz Vermeulen will research if there are laws in other towns that mention flag lots.
5. Susan LaFever and Wells Horton will check with the county as to what needs to be done for the Sanitation and Road Preservation laws.
6. Susan LaFever will send Lori Horner a copy of the ByLaws to be put on the website.
7. Lori Horner will put the proposed dog law, subdivision law, Code of Ethics and site plan review law into google docs with access to all the Planning Board and Town Board members.
8. All Planning Board members need to review the Subdivision Law by Feb 3rd. Please either enter a comment saying you approve or send an email to Wells by then. Please also review the dog law, Code of Ethics and Site Plan Review law by inserting your comments into the google documents.

Meeting adjourned at 9:00: Motion made by Jack Harper and seconded by Mike Simons.

Next meeting: Thursday, February 16, 2012 at 7:00 PM at Town Hall.

As always, we ask that you please contact Wells if you are unable to attend the meeting.

Minutes submitted by L Horner

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Goals for 2011:

- A. Work with the Town Board and finalize-Site plan review law, sanitation law, road preservation law including the driveway permit
- B. Continue reviewing changes to the subdivision law and finalize the subdivision law
- C. Continue to update wording and Fees/penalties of all existing laws.
- D. Continue research on topics relevant to the town-natural gas exploration, wind power, zoning, etc.
- E. Compare our Right to Farm Law with other towns and Chenango County
- F. Begin to process all Site plan review applications
- G. In December we need to get our membership applications on the January agenda of the Town Board.
- H. Prepare to do a new Town Survey

Accomplishments Planning Board 2011

- 1. Sanitation Law pending public hearing
- 2. Road preservation law pending public hearing
- 3. Active involvement of residents at several meetings
- 4. Website updated by technical support team in cooperation with the information services committee representatives
- 5. Final and approved Planning Board minutes are available on-line
- 6. Utilization of Google docs as a planning tool
- 7. Frontier presentation
- 8. Communication with various agencies regarding growth and development issues
- 9. Positive community relations were reinforced at the Golden Artist retreat open house

Proposed Goals 2012

- A. Finalize site plan review law
- B. Finalize application form
- C. Finalize pre-planning application form
- D. Revise Dog Law
- E. Finalize subdivision law
- F. Continue to update wording, and fees/penalties of all existing laws
- G. Continue research on topics relevant to town (natural gas exploration, wind power, zoning, growth and development)
- H. Begin to plan for new town survey 2015, comprehensive plan update 2017