

# Planning Board

## Town of Columbus, Chenango County, New York

**Minutes:** Meeting of June 16, 2011

**Planning Board Members** present: Jack Harper, Lori Horner, Wells Horton, Susan LaFever (town board liaison), Liz Vermeulen, Kay Winton

**Meeting called to order at 7:10PM by Wells Horton.**

**Review of Previous minutes:** The previous minutes with revisions were approved by all.

**Public Comment:** Carl Askenback, the owner of the Flower Farm on Spur Street and his son, Adam, were concerned about a possible large scale dairy farm (300+ cows) to be built across from their farm. Carl has had his flower business for over 20 years. A couple of his concerns were that his future business may be affected by odors that will offend customers and a possible change in the water table that could affect growing his flowers. Carl showed us the following line from our Right to Farm Law “... *without interfering with the use and enjoyment of land now devoted to farming*”. The parcel in question has been used for the farming of crops. If this land is used for dairy farming it will still be covered under the Town’s Right to Farm Law. The Board has not received any applications to review for this parcel and recommended Carl to contact the following: County for their Right to Farm Law, County Code Enforcement regarding manure storage and possibly his private attorney.

**Communications:**

- 1) Eileen May has been approved by the Town Board for an alternate position on the Planning Board.
- 2) There are some summer classes available for Planning and Zoning training. We have \$200 in our budget if someone would like to go.
- 3) The Planning Board received a letter dated 6/7/11 from Timothy R. Johnson, Attorney at Law. Postma Brothers would like to create new border lines on a couple of parcels for Agro Farma expansion. Because of this change it falls under our Subdivision Law. Additionally it will be sent to the County for a 239 Review (if required). The Board members looked at the map that was provided and it was unclear where the old lines were. There was no representation at the meeting to present or answer questions for this application. Historically the Board has always made an on-site visit for subdivisions to ensure the boundary lines make sense. Wells will call the Edmeston office and request additional information on the property lines.
- 4) Susan discussed the following item as the Town Board Liaison

Some grants through NYS Parks and Recreation require the Town Comprehensive Plan to be updated every 5 years instead of 10. We may need to update our plan since ours was last updated in 2007.

[http://www.columbusny.us/columbus+/web-content/pdf/CompPlan\\_2007.pdf](http://www.columbusny.us/columbus+/web-content/pdf/CompPlan_2007.pdf)

## Final Planning Board Minutes

### **Reports and Action on Old Business:**

- 1) After more investigation it appears we can proceed with the Site Plan Review law without having zoning. A town having a site plan Review Law without zoning has not been tested in litigation and "Special Use Permits" are not permitted without zoning. "Special Use Permits" are mentioned in our Telecommunications Law but the Board does not feel it necessary to change the law at this time.
- 2) Our new Site Plan Review Law doesn't have any reference to fees. Susan will add in a section for it.

### **New Business:**

1. Update the Comprehensive Plan

### **Assignments for next meeting June16, 2011:**

1. Liz will contact Golden's to set up a date for the Boards to visit the Artist's Retreat.
2. Susan will make the changes to the Subdivision Law as discussed at our April meeting. Once she sends us the revised copy we should review it before the next meeting.

**Meeting adjourned at 8:55.** Motion by Jack and seconded by Liz.

**Next meeting: Thursday, July 21, 2011 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