

TOWN OF NORTH HARMONY
PLANNING BOARD MEETING
Tuesday, November 11, 2008
7:00 PM

Members Present; Steve Senske, Julie Lescynski, Dick Sena, Walter Geist, Pat Rice, Chip Warner, Dick Johnson

Others Present; Sally Carlson, Brad Lawson, Don McCord

Mr. Lawson said people are inquiring about building accessory structures and he asked the board if they might want to recommend any limitations. Mr. Lawson said that the number of structures and the size of them could be an issue in some areas of the town. The board discussed building codes in other towns and the possibility leaving the zoning as it is, which would make the property owner have to apply for a variance. Mr. McCord said adding two separate definitions for accessories could easily solve the problem. One for accessories that would cover 140 square feet and one for accessory structures that are over 140 square feet and these could be regulated differently in each district.

Mr. Rice asked if the surveys had been reviewed. Mrs. Carlson said that the deadline for the surveys to be in was October 28, 2008 and Penny Best would be compiling the data as soon as Mr. McCord completed the spreadsheet. There were 513 surveys returned out of approximately 1,300 mailed. Mr. McCord said the data would be input into the spreadsheet and the report that will be generated from that is what the board will be working with.

Mr. Rice said the board met with Paul Ostergaard and Preston Buchtel (Residents of Woodlawn) 10/18/08 and their discussion was interesting and informative. They were interested in conducting a charette and indicated that they would be willing to offer their time in exchange for the town covering their expenses. Mr. McCord explained that a charette is a workshop style event that lasts anywhere from a few hours to all day and brings people in and gives them a hands on opportunity to look at where the planning process is and to provide input. Mr. Ostergaard and Mr. Buchtel also felt that a steering committee would be helpful in regard to the comprehensive plan. Mr. McCord added that they said the steering committee may include municipal leaders, planning board members, people from the community, as well as seasonal residents. Mr. McCord said that he felt the ideas that were discussed during the meeting were similar to the ideas the board has been discussing over the past year or so. Mr. McCord said that the best time to look further into this is in the spring after the entire inventory is gathered. Mr. Johnson said that they also discussed a marketing study which would be helpful when considering the comprehensive plan. Mr. McCord said the cost of a marketing study is between \$30,000 and \$60,000. Mr. McCord said that he felt that the meeting was productive. Mr. Rice said that he felt the town should look into using their services if it is cost effective.

Mr. McCord said that he had spoken briefly with Mr. Stapleton in regard to the Adult Entertainment issue of a swinger's club that was discussed at last month's meeting. Mr. McCord said he only found one law that has been successful in regulating this type of facility and that was in Arizona. He said that he would draft a definition that will be added to the recommendation for Adult Entertainment and this will be added to Class III.

Mr. McCord gave the board a copy of the first draft (23 pages) LOCAL LAW GOVERNING WIND ENERGY FACILITIES IN THE TOWN OF NORTH HARMONY. The board reviewed the draft and together they made a few changes that are reflected in the attachment. Mr. McCord will have these corrections included in his final draft.

PB

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Mrs. Carlson reminded the board about Chautauqua County Planning meeting that will be held 12/2/08.

The next regularly scheduled meeting will be December 9, 2008 at 7:00 P.M.

The meeting was adjourned at 9:20 P.M.

Respectfully Submitted,
Penny S. Best
Deputy Town Clerk

Attachment: LOCAL LAW GOVERNING WIND ENERGY FACILITIES IN THE TOWN OF NORTH HARMONY