

~~~~PLANNING BOARD~~~~  
DECEMBER 8, 2009  
7:00 PM

Members Present; Pat Rice, Steve Senske, John Warner, Walter Geist, Richard Johnson, Duncan McNeill, Julie Lescynski

Others Present; Brad Lawson, Sally Carlson, Clayton and Helen Emick, Don McCord, Dan Mangione

Mr. Rice opened the meeting and asked if anyone wanted to address the board. Mr. Mangione stated that he had information on the lots that Mr. Loomis leased out and that Goose Creek Corporation now own. He presented the board with a map from 1973 showing the lay-out of each lot and said the map showed that the lots have not changed and asked that the board consider accepting them under the "grandfather clause" because the lots were leased prior to zoning and are similar in size to the lots across Route 394 at Loomis Bay. He went on to say that the corporation would also add deed restrictions if a variance were to be approved.

Mr. Rice asked Mr. Lawson if the Zoning Board of Appeals had reviewed the application. Mr. Lawson said the lots on the other side of Route 394 were accepted because sewer and water were going to be available in that area. He also said that when they accepted the sub-standard size lots, they also implemented a conditions stating that anyone who wanted to make any improvements had go before the Zoning Board of Appeals.

Mr. Johnson asked Mr. Mangione if he had a list of the parcels that could be combined. Mr. Mangione said that there were several lots that could be combined and listed the following lots as possibilities; 2, 2B, 3B, 4, 7, and 8. He said the residue would be split between 3A with lot 3 and 4 and lot 13A and 15A. Mr. Senske said that even combining the lots, they would still be substandard in size and had concerns about setting a precedent.

Mr. Geist asked Mr. Mangione what the general consensus was when he met with the individuals who lease the lots. Mr. Mangione stated that they did not have a meeting; however, they did speak with many of them via phone. He said they did not discuss consolidation, but does not see why they would not go along with it.

Mr. Senske asked Mr. Mangione to repeat the benefits to the corporation of having the town accept the substandard sized lots. Mr. Mangione said that they could obtain better insurance, lessen the tax liability, make the individuals more liable and responsible for the lot they occupy (in the event they chose to sell or make improvements), and deed restrictions would be detailed. Mr. Mangione stated that the town would also benefit from the increase in property value, and code enforcement would be easier, because the enforcer would only have to work with the owner rather than go through the corporation. After lengthy discussion, and because the corporation has not redrawn lines for consolidation;

MR. RICE MOTIONED THAT THE APPLICATION OF THE GOOSE CREEK CORPORATION BE TABLED UNTIL THEY PRESENT MORE DETAILED INFORMATION ON CONSOLIDATION. THE MOTION WAS SECONDED BY MR. MCNEILL AND WAS CARRIED UNANIMOUSLY.

Mr. McCord reviewed "goals and strategies" with the boards continued work on the comprehensive plan. They reviewed Chapter 3: Goals and Strategies (pages 13 through 24) and made tentative changes to goals #1 through #12. He asked the board to consider any modifications and bring them to the next regular meeting. Mr. McCord stated that once the work with this portion of the comprehensive plan is complete, it will be 65-70% complete. Once the draft is complete, the board will then be presented for public review (consideration will be taken for seasonal residents) before the plan is presented to the Town Board for recommendation.

Points made during conversation of goals; 1) to continue the quarterly news letter and included a

welcome (informational) packet for new comers and 2) to have a community bulletin board for locals to post and look for help/ work.

Because the board had concerns about seasonal residents input on the Comprehensive Plan, it was agreed that it could be posted on the web-site for review and a public meeting would be held at a later date, when seasonal residents would be present.

The board discussed implementing an Over-Lay District for Lake Front property owners with regard to any new construction. The district would include; storm water management, natural vegetation and a site plan check list. The board will work on language that will explain in detail the regulations for this district during the next regular meeting and agreed to have it ready to present as a recommendation to the Town Board so that they may hold a public hearing in February, 2010.

The next regular meeting is scheduled for January 12, 2009.

The meeting concluded at 9:03 PM

Respectfully Submitted,  
Penny Best  
Planning Board Clerk