

PLANNING BOARD  
JUNE 9, 2009  
7:00 PM

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

Others Present; Brad Lawson, J.P. (Phil) Strand Jr., Don McCord

Mr. Senske opened the meeting and asked Mr. Strand if he would like to address the board. Mr. Strand stated that he was sitting in on the meeting in case anything came up in regards to the moratorium on self-storage units.

Mr. Lawson said that he went through the zoning ordinance and made a list of changes that will need to be adopted in order to comply with the new provisions that Chautauqua County has put in place effective 1/1/09 changing lot size from 20,000 square feet to 40,000 square feet to maintain a private well and septic system. The board reviewed the list of changes and after discussion decided to continue their work on this during the next regular meeting.

Mr. McCord said that he is very close to having the results from the Comprehensive Plan survey ready to be posted on the Towns Web Site.

The Board discussed the proposal from Urban Design Associates titled Scope and Process for a "Corridor vision Study for Highway 394 in North Harmony". Paul Ostergaard and Preston Buchtel who are affiliated with UDA contacted Mr. McCord and wanted to work with the board with a planning Charette in August of this year. Mr. McCord said that UDA proposal was linked to the Comprehensive Plan and the Route 394 development, though he was unsure of the cost.

The Board also reviewed the drawings that Dudley Breed, a Landscape Architect, did for the town with the idea of "Stow Central". Mr. McCord stated that it also ties in with the work the board has done on the Comprehensive Plan however, he did say that in order for this plan to work it would take cooperation from private land owners. The Board and Mr. McCord also discussed the work that they have done on the Comprehensive Plan as well as the work that still needs to be done on it, however, this would require recommending to the Town Board that a moratorium be put in place on all commercial districts. The Board also discussed the importance of a public meeting while the summer residents are still here because they did have a lot of input in the survey.

After discussing all of the options, Mr. McCord reminded the board that he spoke with Mrs. Carlson and she told him that funds are limited. After discussion, the board decided to have Mr. McCord write up a request for proposals to both Urban Design Associates and Dudley Breed that would include a few different scopes.

MRS. LESCYNski MOTIONED TO RECOMMEND TO THE TOWN BOARD THAT A MORATORIUM BE PLACED ON ALL COMMERCIAL DEVELOPMENT IN THE COMMERCIAL DISTRICTS IN THE TOWN OF NORTH HARMONY FOR A PERIOD OF SIX MONTHS. THE MOTION WAS SECONDED BY MR. MCNEILL AND ALL WERE IN FAVOR.

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The Board discussed either August 15, 2009 or August 22, 2009 as a tentative date for an informal informational meeting with the public to discuss the Planning Board's direction with the comprehensive plan.

The Board revisited the Chautauqua Lake Local Waterfront Revitalization Program Resolution that was discussed during a previous meeting.

MR. WARNER MOTIONED THAT THE PLANNING BOARD RECOMMEND THAT THE TOWN BOARD ADOPT THE LOCAL LAKE FRONT REVITALIZATION PROGRAM AS WRITTEN. THIS MOTION WAS SECONDED BY MRS. LESCYNski AND ALL WERE IN FAVOR.

Mrs. Best asked the board if they would be able to meet with the Town Board and the Zoning Board on Wednesday June 17, 2009 at 7:00 PM and the majority agreed.

The next regular meeting is scheduled for July 14, 2009 at 7:00 PM.

The meeting concluded at 8:58 PM.

Respectfully Submitted,  
Penny Best  
Deputy Town Clerk