

PLANNING BOARD
MAY 2, 2011
7:00 PM

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

Others Present; Brad Lawson, Richard Sena, Don McCord

Mr. Rice opened the meeting, at which time Mr. Lawson reported that Jay Kuntz and Lori Benson were before the Zoning Board of Appeals for a rehear of their request for an Area variance to demolish an existing home and replace it with a new home closer to setbacks than allowed in Section 401 of the Zoning Code at 3636 Watson Rd, Specifically Section 332.16-1-11. Based on the recommendation of the Planning Board, the Zoning Board tabled the application and suggested to Mr. Kuntz and Mrs. Benson that they work with their contractor and discuss the suggestions of both the Planning and Zoning Boards in regard to reducing the overall foot print of the home before resubmitting their application. Mr. Lawson reminded the applicants that the zoning board tries to keep the area variances nearest to the regulations as possible.

Mr. Lawson said there are a few new builds that are in the process of completion and he has given a few notices to home owners. He stated that he sent a notice, via registered letter and the letter has not been picked up by the home owner. Mr. Lawson said he has been in contact with David Kilian Jr., the owner of a home located at 4915 Stoneledge Rd in Ashville that was destroyed by fire last summer. Mr. Lawson reported that all testing has been completed and the contractor will soon begin the demolition of the home.

Mr. McCord gave board members copies of a draft Property Maintenance Law and asked that each of them review the document which echoes N.Y.S. Property Maintenance Codes. Mr. McCord stated that he would like the board to review the two Enforcement Options at the end of the document and make a decision as to which option they feel would be most appropriate for the Town of North Harmony.

After a lengthy review and discussion of the draft Property Maintenance Law the board decided to incorporate Enforcement Option #2. Mr. McCord agreed to make the changes to the draft and return to the next regular meeting with the document. After the board reviews the revised document, they will then make a recommendation to the town board.

The meeting concluded at 9:02 PM

The next regular meeting is scheduled for June 14, 2011 at 7:00 PM.

Respectfully Submitted,
Penny Best
Planning Board Clerk