

PLANNING BOARD  
JULY 12, 2011  
7:00 PM

Members Present: Pat Rice, Walter Geist, Richard Johnson, John Warner, Louis Rieg, Steve Senske

Others Present: Bradley Lawson; Zoning C.E.O., Sally Carlson; Supervisor, Richard Sena; councilman,  
Don McCord

Chairman Rice opened the meeting and Mrs. Carlson reported that Ashville and Stow would be having town wide yard sales over the upcoming weekend. Ashville Day will take place on Saturday the 16<sup>th</sup> with all of the events listed on the posters. She reported that the Bemus Point- Stow Ferry Bicentennial was well attended over the weekend of July 8,9,10. Mrs. Carlson reported that bids were out for the new highway building.

The board reviewed and discussed at length the draft Property Maintenance Law. Mrs. Carlson stated that after review of the draft she thought it seemed very restrictive and had concerns that residents would feel the town was being too strict. Mr. McCord and Mr. Lawson stated that the town already has all of the zoning laws in place with the New York State Uniform Fire and Building Code and explained that the draft simply describes the New York State law in detail. Mr. Sena stated that if the language were changed so that it referred to the New York State Uniform fire and Building Code rather than the Town of North Harmony, people would understand that it was not just the town being overly restrictive. The board discussed the penalty amounts and some had concerns that they seemed harsh.

Mr. Lawson said that violators; are first issued a courtesy letter and have ten days to comply, then a letter of violation before they are issued an appearance ticket where the penalties would apply and stated that the town the town is spending tax dollars for all of this and the penalty amounts recoup the expenditures. It was agreed that Mr. McCord would make changes to the language in the draft for the boards review during the next regular meeting.

The board began reviewing the hamlet area of Stow; Dudley Breeds concept for the area was discussed, Chautauqua Lake Watershed overlay for shorelines, setbacks, provisions for development with septic systems/ sewer, parking, green space, building height and architectural styles. The board will continue working on the Stow area using the Comprehensive Plan as a guideline during the next several meetings.

The next regular meeting is scheduled for Tuesday, August 2, 2011.

The meeting concluded at 8:37 PM

Respectfully Submitted,  
Penny Best  
Planning Board Clerk