

PLANNING BOARD
AUGUST 2, 2011
7:00 PM

Members Present: Steve Senske, Walter Geist, Louis Rieg, John Warner, Richard Johnson, J. Phil Strand

Others Present: Bradley Lawson, Sally Carlson, Don McCord

Mr. Senske, acting chairman opened the meeting and introduced and welcomed Mr. Strand as a new member of the planning board.

Mr. Lawson reported two applications for new homes, one in Sunrise Cove and one on Sherman- Stedman Road. He also reported several permits for additions, but did say overall this year construction seemed a bit slower than last year.

The board reviewed the changes to the Draft Property Maintenance Law. Mr. McCord stated that he added NY State building Code Enforcement History, Analysis of 1989 North Harmony Zoning Code and current regulations and then Proposed Solutions.

During the boards review of the document they made the following changes;
Page #4. -The third line will now read as follows; the Town Board of the Town of North Harmony hereby finds and determines that and the second paragraph on that page will be eliminated.

Page #5.- #3 was discussed and the board agreed that the period a motor vehicle may be in public view for sale should be not more than 60 consecutive or cumulative days. The board discussed the number of vehicles that may be sold during a twelve month period and Mr. McCord stated that he would review similar codes to see what the average number was and write that number in with the language when he types the final draft.

Page #8.- 1.a) interior will be removed from this sentence.

b) The word approved where it pertains to containers will be changed to appropriate.

c) The word approved will also be changed to appropriate.

2) Mr. McCord will revise this sentence.

Page #10- The first paragraph will be where it pertains to the Code Section.

Page #11- #6 B) will be eliminated

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Mr. McCord said that he would make the modifications discussed and email the corrections to the Board Members as well as to the Town Board for their review prior to Planning Board making any recommendations. He also stated that he would discuss with Mr. Stapleton the legalities whether the Property Maintenance Law should be recommended as a supplement to the zoning ordinance or if it should replace several sections in the zoning ordinance.

The next regular meeting is scheduled for September 13, 2011 at 7:00 PM.

The meeting concluded at 8:25 PM.

Respectfully Submitted,
Penny Best
Planning Board Clerk