

# TOWN OF NORTH HARMONY PLANNING BOARD

TUESDAY, JANUARY 9, 2024 @ 7:00 PM

**MEMBERS PRESENT:** PAT RICE PHIL STRAND  
JIM GOODLING JOHN WARNER  
GARY WINGER

**OTHERS PRESENT:** Brad Lawson, Zoning C.E.O Julie Conklin, Planning Board Clerk  
Stephanie Gibbs, Town Clerk Dick Sena, Town Council  
Kelly Johnson, Attorney

- **PAT RICE OPENED THE MEETING AT 7:03 PM.**
- **MR. LAWSON, ZONING C.E.O. GAVE ZONING REPORT.** (See 01/08/2024 Town Board Minutes for Report)
- **DICK SENA, TOWN COUNCIL GAVE TOWN REPORT.** (See 01/08/2024 Town Board Minutes for Report)
- **Mr. Sena** talked about the meeting that will be held on *Saturday, February 24th at 1:00 p.m.*, at the Town Building to discuss **Short Term Rentals** and that they would like all three boards to join.
- **SCHEDULE OF FEES**  
Listed below is the schedule of fees that were discussed with/without changes and additional line items that were added:

- **Building Permits (change)**
  - Residential \$0.15 a sq ft
  - Commercial or Industrial \$0.30 a sq ft
- **Storage Shed (change)**
  - 0 to 149 sq ft no charge
  - 150 & up \$0.15 a sq ft
- **Building for Agricultural Use (change)**
  - \$50 flat fee
- **Roof (new added line item)**
  - Residential \$50 flat fee
  - Commercial \$100 flat fee
- **Other Residential: Porch/deck/*fence*/etc. (change)**
  - 0 to 200 sq ft \$30 flat fee
  - 201-500 sq ft \$60 flat fee
  - 501 sq ft and up \$90 flat fee

- **Swimming Pool and Pond. (change)**
  - \$50 flat fee
- **Demolition/Building Removal (change)**
  - Residential \$50 flat fee
  - Commercial \$100 flat fee
- **Signage (change)**
  - Residential \$30 flat fee (no change)
  - Commercial \$50 flat fee
- **Planning and Zoning Board Fees**
  - Minor \$100 no change
  - Major \$250 no change
  - ZBA Special/Area/Use \$100 no change
  - ZMA smaller projects \$50 no change
- **Wood Stove (new added line item)**
  - \$50 flat fee
- **Business License**
  - \$35 flat fee no change
- **New York State Operating Permits (new added line item)**
  - \$50 flat fee
- **Operating without Permits Fees (new added line items)**
  - Owner \$100 fine
  - Contractor \$250 fine
  - 2<sup>nd</sup> Offense Double the fine
  - Every subsequent violation the fine will double
- **Fire and Safety Inspections (new added line items)**
  - Residential
    - 3 to 15 units \$100 flat fee
    - 16 or more units \$150 flat fee
  - Commercial
    - 1 to 5,000 sq ft \$50 flat fee
    - 5,001 to 14,999 sq ft \$100 flat fee
    - 15,000 sq ft and above \$200 flat fee
- **Solar Farms (new added line items)**
  - Application \$500 flat fee
  - Building Permit \$500 flat fee
  - Fence Permit \$250 flat fee
  - Special Unit Permit \$1,000 per megawatt (Decision on this item below)

- Highway Department**

➤ **Right of Way Work Permit (new added line items)**

- **MOTION**  
MR. RICE MADE A MOTION THAT THE FEE STRUCTURES FOR THE SOLAR PANEL LAW THAT WERE DISCUSS AND OUTLINED IN THESE MINUTES TO BE RECOMMENDED TO THE TOWN BOARD SECONDED BY MR. WARNER. YES (5) NO (0)
- **MOTION**  
MR. RICE MADE A MOTION TO PUT TOGETHER A DRAFT OF THE AGREED UPON UPDATED PERMIT FEES FOR REVIEW AND RECOMMENDATION TO THE TOWN BOARD SECONDED BY MR. WARNER. YES (5) NO (0)
- **Mr. Warner** stated that there was some good topics in the Town Magazine, and he would like everyone to read if they get a chance.
- **MOTION**  
ON A MOTION MADE BY MR. RICE, SECONDED BY MR. WINGER AND NONE BEING OPPOSED, THE MEETING WAS ADJOURNED AT 8:58 PM

**Julie Conklin**  
**Planning Board Clerk**