# TOWN OF NORTH HARMONY PLANNING BOARD

TUESDAY, JANUARY 9, 2024 @ 7:00 PM

MEMBERS PRESENT:	PAT RICE JIM GOODLING GARY WINGER	-	TRAND WARNER
OTHERS PRESENT:	Brad Lawson, Zoning C.E.O Stephanie Gibbs, Town Clerk Kelly Johnson, Attorney		Julie Conklin, Planning Board Clerk Dick Sena, Town Council

- 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 <u>Saturday, February 24th at 1:00</u> <u>p.m.</u>, 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

#### $\geq$ Signage (change)

- \$30 flat fee (no change) Residential
- Commercial \$50 flat fee .

#### **Planning and Zoning Board Fees** $\geq$

- Minor \$100 no change
  - \$250 Major no change
- ZBA Special/Area/Use \$100 no change
- ZMA smaller projects \$50 no change

#### Wood Stove (new added line item) $\geq$

\$50 flat fee 

#### **Business License** $\geq$

- \$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) $\geq$

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- Application
- Building Permit \$500 flat fee
  - \$250 flat fee
  - Fence Permit
- Special Unit Permit \$1,000 per megawatt (Decision on this item below)

\$500 flat fee

- **Mrs. Johnson** stated that if anyone was to question that we would have the \$1000 0 per megawatt at that amount.
- **Mr. Rice** stated the following reasons: 0
  - It destroys our view shed
  - Additional liability for the fire department
  - Soil contamination
  - And many more reasons
- **Mr. Rice** asked if we were okay on the terms of maintenance requirements.
- **Mr. Rice** suggested, after much discussion, that we need to have them file a bond to guarantee regular maintenance of the property.
- Mrs. Johnson stated that she could look into the Maintenance Bond and would have a recommendation for the next board meeting.

# **Highway Department**

- Right of Way Work Permit (new added line items)
  - Residential \$25 flat fee
  - \$100 flat fee Commercial
- **Right of Way Deposits** 
  - Up to 12 sq ft

- Deposit of \$200 Deposit of \$250
- More than 12 but less than 20 sq ft •
  - More than 20 but less than 50 sq ft

Deposit of \$300

Over 50 sq ft 

- Deposit of \$500
- Upon inspection and approval of work performed within the Town of North Harmony right of way by the Town of North Harmony Highway Superintendent the deposit will be returned. If the work performed does not meet Town of North Harmony specifications the deposit will be forfeited to the town.

# 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 RECOMMEDED 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**