

TOWN OF ARIETTA PLANNING BOARD
Piseco, NY 12139

Meeting Dated:
Tuesday February 11, 2020– 6:00 P.M.
Piseco School

Meeting Minutes

Members present:

Paul Beaudoin
Mary Kiewicz
Bryan Rudes

Members absent:

Sheila Crouse
Bob Thomson

Secretary Marie Buanno Others present: Zoning Officer Mel LaScola, Peter Blessing.

The approving of the September 2019 meeting minutes was postponed until the next meeting. There were not enough members present who attended that meeting to make a motion to accept.

Peter Blessing approached the Planning Board with plans to build a 48' x 48' principal structure and merging two parcels of property he owns (property line adjustment). He already has an APA JIF (attached). Also attached are two drawings showing the parcels he owns and the proposed property line adjustment and placement of the new building plus a tax map showing the two parcels numbered 33 and 34.

He plans to tear down the existing garage and put up a pole barn. The pole barn will be more than 1250 square feet and constitutes a second principal building. He already applied for a variance and was turned down by the ZBA. The ZBA had suggested he put the pole barn on the 50 foot lot #33. He is grandfathered in to put a principal building on the 50 ft. lot. That would only allow for him to have a 20 foot wide building (allowing for a 15 foot setback on either side). They then suggested he do a boundary line adjustment to make the lot wider so he wouldn't have to go for another variance. The vacant lot is .56 acres (50 ft. wide) and the other lot is 1.2 acres (110 ft. wide). Mary said it must meet the criteria of the APA guideline for boundary line adjustments whereas the land being conveyed is smaller than ¼ acre and less than 25 feet in width. A copy is attached. It was unclear what the land being conveyed is. This project would be increasing the non-conformance which cannot be done. It is zoned SR1-4 with the density of 1.3 acres. Everyone agreed with Paul Beaudoin that the project would be increasing the aesthetics of the property by taking down old and replacing with new. All felt more input was needed by the APA concerning the ¼ acre/25ft. guideline to see if a subdivision will need to be done. Peter will copy his application to Mary with a narrative and Mary will send it to the APA for further guidance. He will submit survey maps showing placement of the well and septic.

Mel LaScola reported that the Town Board has set a public meeting on the proposed Septic Law for July 13th.

He also told the Planning Board that this past year there has been a lot of discussion about dumping by contractors at the county transfer station. Any contractor who gets a permit from Mel for a project will also pay for a demo permit. Mel will call the transfer station to let them know it has been issued. Homeowners will be allowed to dump up to 250 lbs. at no charge. They will be charged any number over 250 lbs. Currently there is no charge for roofing to be disposed of and it is heavy. The Town Board wants to charge for all roofing disposal. This will be done by Mel now issuing permits for roof replacement and a demo permit for disposal.

He also said Supervisor Rick Wilt wants to start charging for the installation of generators to be sure they are done correctly. They need to be installed by a certified electrician. Any hot water heaters, etc. that relies on fuel will have to have a permit for installation and inspection by the fuel supplier. A mailing will be going out to property owners to let them know this.

Mary noted that Rick Wilt has asked her for septic information. She told him it was not determined exactly how to handle the mobile home parks. It was the advice of the consultant the Town hired that it should be the mobile home park owner who is responsible for the septic systems. She also noted it was unclear who would be issuing variances for septic systems (Town Board or ZBA). A draft law will be coming soon.

A motion to adjourn was made by Paul Beaudoin. Seconded by Bryan Rudes. All were in favor 3 – 0.

Our next meeting will be March 10, 2020.

There are five attachments to these minutes.

- 4 page APA JIF concerning Blessing
- 2 hand drawn maps concerning Blessing
- 1 tax map concerning Blessing
- APA Boundary line adjustment guidelines

Respectfully submitted, Marie C. Buanno

DRAFT