

TOWN OF ARIETTA PLANNING BOARD
Piseco, NY 12139

Meeting Dated:
Tuesday April 13, 2021– 6:00 P.M.
Piseco School

Meeting Minutes – this is the first Planning Board Meeting of 2021.

Members present:

Paul Beaudoin
Sheila Crouse
Mary Kiewicz
Bob Thomson

Members absent:

Bryan Rudes

Secretary Marie Buanno Others present: Zoning Officer Mel LaScola, Shawn Taylor and Kurt Holstein (by telephone)

The approving of the July 2020 meeting minutes was postponed until the next meeting. There were not enough members present who attended that meeting to make a motion to accept.

A motion was made by Mary Kiewicz to waive the reading of the August 2020 minutes and to accept them as written. 2nd by Sheila Crouse. All were in favor 3 – 0. (Bob Thomson did not vote as he was not present at the August meeting).

A motion was made by Paul Beaudoin to waive the reading of the November 2020 minutes and to accept them as written. 2nd by Sheila Crouse. All were in favor 4 – 0.

Shawn Taylor approached the Planning Board to get advice on a possible subdivision of his property on Higgins Bay Road (formerly Poppo). He has 8 acres on the opposite side of the highway from where his current house is. His plan is to subdivide the property, sell his existing house and build new on the opposite side of the highway. He already has a subdivision form to fill out as well as a JIF to fill out for the APA. He wanted to know how set in stone it is that he have the required 3 acres of land needed so as not to create a non-conforming lot where the existing house is. Would he need to subdivide .2+ acres from one side of the highway to add to the lot where the existing house is just to comply with the 3 acre rule? (He is in Zone 82) There would be no value to the .2+ acres. He also inquired about lake rights and if they can be divided with a sale of property. Mary said she will do some research. He will need a survey to document how much property he actually has before the Planning Board can agree to anything and before he can ask for a variance. In the meantime Shawn will get the required forms ready.

Mary let everyone know about the Irondequoit property being sold to Bob Jenny that is adjacent to him. There is a triangle of land Bob Jenny has had his firewood on for many years. The Irondequoit Inn is entering into an agreement to sell it to him and has already submitted a Subdivision application. Since it is wetlands, the APA is involved as the Irondequoit Inn had sent in a JIF to them. The APA has to intervene if the property is within 200 feet of wetlands. The new parcel needs to be 1.3 acres. They had initially wanted to sell the whole corner to Mr. Jenny but the APA would not let them as it includes wetlands so the triangle was scaled down to 1.4 acres. Since it will be a new parcel, it seems it will need to have an egress. The diagram does not indicate the new parcel meets the road. Kurt Holstein of the Irondequoit Inn joined us by telephone to answer questions. He said the APA is requiring him to send in a revised JIF. The APA will be doing a survey. Mr. Holstein said he is going before the Irondequoit Board of Directors mid to late June to get an official shareholders vote on this. Mary told him there will need to be a new survey map submitted documenting the site of a well and a septic. Mr. Holstein stated Mr. Jenny is planning on making this part of his existing parcel. Mary said that would have to be documented as well to be sure it happens and the property doesn't end up land locked. A public hearing will have to be held to make this official. Neighbors within 800 feet will need to be notified.

Sheila Crouse mentioned that a letter was sent to all tenants of Evergreen Trailer Park from Chris Rhodes notifying them they will need to update their septic systems. Their lease agreement will be changed to include language indicating that tenants who knowingly are having problems with their systems need to replace them. Anyone building additions or replacing with new units will have to put in new systems within a certain amount of time and anyone contemplating selling will have to have an agreement in place for the replacement by the seller or buyer before it is considered sold. A

lot of tenants there have purchased the units very inexpensively in order to have a place on a lake. Some are upset feeling that Chris has the equipment to do the work but is charging them a minimum of \$6,000.00 to put in a new system and stands to make money hand over fist by insisting on this. Sheila was asking if Chris can make people do this. The Town of Arietta Septic Law has not been implemented yet, however, since the tenants do not own the property and are only tenants, Chris can insist they do this to his specifications. Tenants do not have to hire Chris, they only have to comply with his rules as it is private property.

Sheila asked if it is permissible to use natural materials to make the side of a driveway firmer if it is considered wetlands. Everyone agreed that wetlands cannot be filled in with any kind of materials.

Mel LaScola had a variance question. We all know that a variance is needed to build anything closer than 100 feet from the lake. He asked if there was any stipulation requiring a variance if they are only doing interior work. Mel said he is being questioned about this. Some felt the questioning of it didn't make sense. Others felt it was a good question. It was agreed that the code means any exterior work.

Mel also told us new owners have taken possession of the Arietta and called Mel for a temporary CO. In the meantime the DOH called Mel and told him they have five items including the septic system that need to be addressed before they will be permitted to open. The new owners are saying they cleared it with the DOH. Mel told them he would need something from the DOH in order to issue a CO.

A motion to adjourn was made by Paul Beaudoin. Seconded by Sheila Crouse. All were in favor 4 – 0.

Our next meeting will be May 11, 2021.

There are three attachments to these minutes.

- 2 pages showing maps of Irondequoit Inn/Jenny properties

- 1 - 2 page copy of the proposed subdivision application between Irondequoit Inn and Jenny

Respectfully submitted, Marie C. Buanno