

**TOWN OF ARIETTA PLANNING BOARD**  
**Piseco, NY 12139**

Meeting Dated: Tuesday December 13, 2022 – 6:00 P.M.  
Piseco School

**Approved Meeting Minutes**

**Members present:**

Mary Kiewicz  
Ken Kull (by telephone)  
Bob Thomson

**Members absent:**

Sheila Crouse  
Bryan Rudes

Alternate/Secretary Marie Buanno Others present: Zoning Officer Mel LaScola, Barry Baker (prior to meeting being called to order), Town Supervisor Chris Rhodes.

Bob Thomson made a motion to accept the minutes of the October 11, 2022 meeting as written. 2<sup>nd</sup> by Ken Kull. The vote in favor was 3 – 0. There was no meeting November.

Mary told everyone that Barry Baker had been there to discuss his 3 lot subdivision plans but had to leave for a fire call. He has a 16 acre parcel and wants to divide it into 3 lots. Two approximately 3+ acres each and one 9+ acres. The subdivision involves wetlands so it has gone to the APA. We will not be having a January Planning Board meeting as Mary will be out of town. Everyone was in agreement that if action needs to be taken by the Planning Board and Barry needs us to meet to expedite the plans, he will communicate that with Mary and she will be in touch with everyone about scheduling a meeting other than our usual date. No paperwork was submitted.

Mary noted that we are mainly meeting this month so we can finalize work for the rezoning of the “Stump Dump”. First and foremost is the rewording of the Town of Arietta Land Use Code Book per the APA. Anytime a Town codes book gets changed, the APA must be the lead agency. Mary had forewarned everyone to think about how to reword Code 18.011A & B as it is very specific to zones 8 – 13 on page 76. The APA wanted us to focus on the “vision and purpose” rather than a specific location. After a little discussion about if Town Center should remain, it was decided it should. Mary made a motion to suggest the change in bold to the APA as follows:

A. The purpose of this special district (SD 1) is to promote the development of that area in the Town identified in the Comprehensive Plan for the Town and in the provisions of this ordinance as the center of commercial and community facility growth within the town in a coordinated manner using good site planning and building design. ***This area, which includes districts 8, 9, 10, 11, 12 and 13 centers on an important road junction and is presently the site of several commercial enterprises and numerous municipal facilities. It is hereinafter referred to as the Town Center.*** Without careful and precise planning for and zoning of the area, there exists the likelihood that the development of the Town Center will occur in an uncoordinated and unattractive fashion. If that occurs, an important opportunity in the shaping of the Town will have been lost.

The bold part will be changed to: ***This area, which includes districts 8, 9, 10, 11, 12, 13 and 34 is hereinafter referred to as the Town Center.***

B. This section seeks to provide a reasonable period of time in which the Town may develop a coordinated plan for the regulation of growth within the Town Center. Accordingly, districts ***8, 9, 10, 11, 12, and 13*** are hereby collectively designated as the Special Town Center Development District in which the following regulations shall apply. These regulations modify those otherwise in effect concerning such districts.

B. The change in B is only to add number 34 to the section: ***8, 9, 10, 11, 12, 13 and 34.***

The motion was seconded by Bob Thomson. The vote in favor was 3 – 0.

Mary will forward our suggested changes to Kate-Lyn Knight and Robin Burgess at the APA. Once they approve, it will go to the Town Board to adopt. Mary has worked with Chris Rhodes to complete other steps the APA requires. The definitions do not appear to need modifying or changing.

Mel LaScola noted he received an e-mail requesting what the fee would be for a residential solar project application. The person had seen a fee schedule on the website but nothing for solar. We have nothing in our definitions for solar, only for wind. Our definition states "All wind power generating facilities shall comply with the APA regulations". Since solar and wind are different, he wondered if we should get a definition in our book for solar. He is currently working on a new permit application he intends to send to the Town Board with fees included. He has also had a few instances come up lately regarding stove installations. There is something for fossil burning stoves but not pellet stoves so he wants to ask the applicant to specify on the permit application and have the fees listed. Mary looked up the APA definition list. It has a very involved definition on solar power. Mel said it is up to him as to whether he has someone submit a JIF to the APA. When he gets anything concerning solar he plans to automatically tell them to submit a JIF then the APA can advise how to proceed. It appears that if it is on the ground it would be treated as a structure. The concern about it being on the roof is not only the weight of it but if there is a fire, how would it be turned off? Mel will try to find out more at training sessions in March as there has not been much information available in the past.

Mel said he also got a call from someone wanting to build a tower in Arietta. He told him the first thing he would ask for would be a JIF to the APA. Everyone agreed that it is a very time consuming undertaking, even years down the road.

This brought up the Emergency tower the county has proposed for Barry Bakers property on Wayne Smith Road. Chris Rhodes informed everyone that an alternate site on the other side of Route 10 where there is a log landing is being considered due to the Wayne Smith Road residents concerns about it being built there. Some tests have been done and there appears to be a direct path to the tower on Oak Mountain. There seems to be as good, if not a better path. Several other tests need to be done concerning the FAA and tree heights then the balloon tests will have to be done.

Chris Rhodes told the members that Hudson Valley Wireless has inquired about the possibility of putting a cell tower across from the Piseco Community Hall. He just wanted to let us know in case we heard anything or were contacted. With so many residents going to fiber optic service and others having Verizon it is doubtful it will happen.

A motion to adjourn was made by Ken Kull. Seconded by Bob Thomson. All were in favor 3 – 0. Our next meeting will be February 14, 2023 unless a special meeting needs to be held in January.

Respectfully submitted, Marie C. Buanno