

The Town of Fenton Planning Board held a meeting on Tuesday, March 29th, 2016, at 7:00 pm, at the Fenton Town Hall, 44 Park Street, Port Crane, New York.

PRESENT:	Planning Board Members	John Eldred, Chairman Richard Armstrong, Board Member Thomas Moss, Board Member Patrick Mullins, Board Member Brian Randall, Board Member Thomas Standard, Board Member
	Legal Counsel	Tina Fernandez (Hinman, Howard & Kattell)
	Town Engineer	Richard Bassler, P.E.
	Town Clerk	Melodie Bowersox
ABSENT:	Planning Board Member	James Keough

OLD BUSINESS

Kark Recreational Vehicle Park – Ted Lauve of Lauve Engineering, PLLC, attended tonight’s meeting to represent Jonathan Kark. Ted provided information beforehand to the Planning Board members regarding his research of the Town’s Code as it pertains to the proposed project. Ted explained that it appears that recreational vehicle parks would be approved under outdoor recreation. The general term for outdoor recreation includes camping and recreational vehicle parks. However, Chairman John Eldred received information from Atty. Millus that this project definitely has to be turned over to the Zoning Board of Appeals (ZBA) for interpretation of use. There is also concern about this being a commercial business in an Agricultural Residential Area; Agricultural Residential Areas are not zoned for commercial use. The “Application for an Appeal or Variance” may be obtained from the Town Clerk’s Office and Ted was encouraged by the Planning Board to provide as much information as possible along with that application for the ZBA to review. The Town Clerk, Melodie Bowersox, will schedule a meeting with the ZBA, Ted, and Jonathan for the review of the application. There was a discussion as to whether the 239 Review could be submitted to the County prior to the ZBA meeting and the consensus was that Town Engineer Dick Bassler would submit it prior to the meeting.

Illsley Properties – West Service Road – Jay Abbey – At the January Planning Board Meeting, Jay Abbey presented his project to the Planning Board then submitted a letter providing a description of his operation and how it relates to the Town Code associated within the Limited Industrial Zone. Since then, Jay has received a draft copy of the February Planning Board Minutes, as requested, which recorded that the Planning Board had no objections to the activity in this particular zone. Also, the Planning Board made a recommendation to the Town Board to adjust the properties in the area of the West Service Road to Limited Industrial. Atty. Tina Fernandez has had recent communication with Atty. Alan Pope, Jay Abbey, and Atty. Millus regarding the project. Atty. Millus is in the process of drafting a local law for the Town Board to review regarding the zoning changes. At this point in time, there is no action for the Planning Board to take on this project.

Solar Energy Systems – At the last Planning Board Meeting, there was a discussion regarding the Planning Board’s involvement in defining the Town Code for Solar Energy Systems. Mr. Armstrong spoke with Gay Canough, CEO of ETM Solar Works, who is involved in solar training

for communities and fire protection. She is willing to speak at a Planning Board Meeting on the topic. Gay also mentioned the NYS Unified Solar Permit, which the Town of Fenton adopted into the Town Code in August, 2014. Mr. Armstrong will see if Gay is available to speak at the April Planning Board Meeting. The Planning Board would like to invite the Town Board members and the local Fire Departments to attend the meeting.

UPH Management Development of 1005 Chenango Street – Currently there is a two family unit at this location owned by Jim Broughton of UPH Management Development. Jim would like to add two more two family units on a vacant lot which is acceptable in that particular zone. This lot is in an area that receives public water and sewer services. The lot size requirement for one unit with public water and sewer services is 8,800 square feet; for two units it would be 17,600 square feet. This particular lot size is 17,475 square feet per Broome County GIS so it is short 125 square feet. Also, the frontage requirement is 80 feet; for two units it would be 160 feet. This particular lot size is 153 feet per Broome County GIS so it is short 7 feet. **Mr. Armstrong made a motion to accept this proposal of two additional two family units on the vacant lot, recognizing that the lot size and frontage fall marginally short in both areas**, seconded by Mr. Randall. **Motion carried.**

VOTE: Ayes 6 Armstrong, Eldred, Moss, Mullins, Randall, Standard
Nays 0
Absent 1 Keough

MINUTES TO APPROVE

The Planning Board Members were either mailed or emailed the minutes from the Planning Board Meeting held on February 23rd, 2016. With no corrections to be made to the minutes from the February 23rd, 2016 Planning Board Meeting, **Mr. Standard made a motion to approve the minutes**, seconded by Mr. Mullins. **Motion carried.**

VOTE: Ayes 6 Armstrong, Eldred, Moss, Mullins, Randall, Standard
Nays 0
Absent 1 Keough

At 7:33 pm, Mr. Eldred adjourned the meeting.

Melodie A. Bowersox, Town Clerk