

The Town of Fenton Planning Board held a meeting on Tuesday, January 26th, 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 James Keough, Board Member Thomas Moss, Board Member Patrick Mullins, 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	Brian Randall, Board Member

NEW BUSINESS

Illsley Properties – West Service Road – Jay Abbey – Jay Abbey is under contract with the Illsley's and would like to build a precast manufacturing plant on the West Service Road if able to meet the zoning requirements. Currently there is mixed zoning in that area of Agricultural Residential and Limited Industrial. (Later in the meeting, a motion was made to recommend to the Town Board that the zoning be changed in this area to just Limited Industrial.) Jay's brother has a similar plant on Nowlan Road and that area is zoned Limited Industrial. Jay distributed a preliminary site plan and an old survey to the Planning Board Members. There would be two buildings, one being the main manufacturing building, the other a lean-to shed for storing molds. Jay also had pictures of the building he has in Chenango Bridge that is a representative of the manufacturing facility that he would like to build on the Service Road. His plant is getting crowded and he needs to expand. The manufacturing includes underground utility structures, sound walls (which they provided for the job on Prospect Mountain), and other precast concrete products. Most of the acreage on the Illsley property would be for storage of the finished precast product. Jay feels that his business has been a good corporate neighbor in the Town of Chenango by keeping dust down to a minimum, moving driveways, putting up sound walls, etc.; he tries to make it better for the residents. At one point, the Town of Chenango complained that when the cement was being blown into silos, it was over and above the allowable decibel level so Jay hired an engineer to look into the matter. The report showed that at the boundary, it was at the allowable limit, but Jay still put up a sound wall. Attorney Tina Fernandez asked Jay to provide the Planning Board with a copy of this report, which he said he would. Jay is not in a hurry to proceed with this project. He is giving Illsley a year to take down the buildings on the property and grade the site. Town Engineer Dick Bassler mentioned that the property is within the floodplain so all buildings on the property would have to have the finished floor two feet above the base flood elevation; Jay does not have a problem with raising the elevation. He does not anticipate disturbing more than an acre of ground and would like to stay out of any Stormwater or other environmental issues. Tina recommended that Jay address the Town ordinance under §150-15 of Limited Industrial to make sure his project would comply with the Town code; he will address the ordinance in a letter to the Planning Board for their review.

Pole Barn – 212 Depot Hill Road – Andrew Balmer – Andrew Balmer would like to build a 30'x60' pole barn at 212 Depot Hill Road. The barn would be 240' from the road, towards the

back of his property. There was a building owned by Debra Donahue that caught on fire and Andrew has cleaned the area up on the property. This building had septic, electric, and water in it. The new pole barn would not have water and electric but Andrew would like to heat it with a woodstove. Town Engineer Dick Bassler said that he would be required to frost protect the foundation, according to the State Building Code, so he needs to discuss this matter with Building Inspector Matt Banks and obtain a plan from him. The pole barn would be used for storage for Andrew's trailers, truck, and tractors. The upstairs Gambrel Attic Truss would be used for family functions; the lean-to would be used to store his brush hog. An engineer came in and designed it so that the water would drain away from the building. **Mr. Keough made a motion to approve the application for the 30'x60' pole barn as per the drawing that was submitted by Andrew Balmer which shows two 10'x10' doors and an approximate 23' height to the peak,** seconded by Mr. Standard. **Motion carried.**

VOTE: Ayes 6 Armstrong, Eldred, Keough, Moss, Mullins, Standard

Nays 0

Absent 1 (Randall)

Dick Bassler will notify Matt Banks of the approved application and Andrew will obtain the building permit from Matt on Thursday.

Town Zoning Ordinance Additions/Improvements – Town Engineer Dick Bassler distributed a sheet with proposed Zoning changes to bring before the Town Board. (Red type indicates proposed verbiage.)

- §150-10 A (7) Any accessory use or building customarily incidental to a permitted use when located on the same lot and further provided that no garage or storage building shall be permitted, whether or not attached to the principal structure incorporating a door of over 10 feet in height or containing a first floor area in excess of 1200 square feet, except upon compliance with provisions of §150-47 A of this chapter.
 - This change was previously presented to the Town Board but was not made.
 - The Planning Board discussed changing the door height from 8 ½ feet to 10 feet during this meeting.
- §150-10 B (1) (b) If lot not served by public sanitary sewers: **minimum lot size is one (1) acre. If a lot is less than 1 acre then provisions of §150-47 shall apply.**
 - Dick explained that if a lot size is going to be under 1 acre and there is no sanitary sewer around, there should be a site plan review for that particular lot. Also, the water supply, sewer, and the County health requirements should be shown on the plot plan.
- §150-10 C (2) Accessory building: **32 feet**
 - This change was previously presented to the Town Board but was not made.
- §150-12 B (1) (b) If lot not served by public sanitary sewers: **minimum lot size is one (1) acre. If a lot is less than 1 acre then provisions of §150-47 shall apply.**
 - Same as above
- §150-12 C (2) Accessory building: **32 feet**
 - This change was previously presented to the Town Board but was not made.

- Dick would also like to recommend to the Town Board that the Agricultural Residential Zoning be eliminated and replaced with Limited Industrial Zoning on all of the following parcels, for a total of 27.52 acres:

128.02-1-7	Kenneth's Fine Repairs, LLC	1.40 acres
128.02-1-6	Kenneth's Fine Repairs, LLC	5.50 acres
128.02-1-3.2	Quazi Enterprises	.55 acres
128.02-1-3.1	Quazi Enterprises	6.47 acres
128.02-1-2	127 W. Service Rd. LLC	5.30 acres
128.02-1-1	Laidlaw	2.80 acres
111.04-1-4	Laidlaw	5.50 acres

Mr. Armstrong made a motion to recommend to the Town Board that the parcels listed here on the west side of the Service Road that are currently zoned as Agricultural Residential be converted to Limited Industrial, seconded by Mr. Keough. **Motion moved.**

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

Feasibility Study: Kark Recreational Vehicle Park by Jonathan Kark, dated January 21st, 2016 – All Planning Board Members received a copy of Jonathan Kark's Feasibility Study to review at a future Planning Board Meeting.

Zoning Code Addition for Solar Generating (per article in the Planning News) – Mr. Armstrong discussed information he researched regarding solar generating and possible additions to the Town's Zoning Ordinance, including definitions: roof mounted system, ground mounted or freestanding systems, and building integrated systems. Also included in the document was a suggestion as to what zoned solar systems should be allowed in.

USE: P=Principle, A=Accessory, S=Special

TYPE: RM=Roof Mounted, I=Building Integrated, GM=Ground Mounted

APPROVALS: Building Inspector - Residential Roof Mounted w/ most energy consumed by the onsite, Planning Board - Review for all systems on commercial or institutional buildings or ground mounted (freestanding) systems

	Use	Type	Approval
Res A	A	RM	BI
Res B	A	RB	BI
C-N	A	RM I	PB
G-C	A	RM I	PB
I-L	PAS	All	PB
I	PAS	All	PB
Ag-R-A	PAS	All	PB
Ag-R-B	PAS	All	PB
MHP	A	RM	BI
Mining (M)	A	All	PB
Telecomm.	Not Allowed		

Mr. Armstrong will provide sample ordinances from other Towns as the Planning Board proceeds to look into this further.

MINUTES TO APPROVE

The Planning Board Members were either mailed or emailed the minutes from the Planning Board Meeting held on August 25th, 2015. With no corrections to be made to the minutes from the August 25th, 2015 Planning Board Meeting, **Mr. Armstrong made a motion to approve the minutes**, seconded by Mr. Keough. **Motion carried.**

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

OLD BUSINESS

Verizon Cell Tower – Dick Bassler has had email correspondence with Verizon this month. They would like to eliminate the razed building that was originally on the site plan and change it to a platform with cabinets. Dick is waiting for a new site plan from the Verizon engineer to bring before the Planning Board.

At 8:12 pm, Mr. Eldred adjourned the meeting.

Melodie A. Bowersox, Town Clerk