



VILLAGE OF DELANSON

EQUAL OPPORTUNITY EMPLOYER

MAYOR
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BOARD OF TRUSTEES
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Village of Delanson Planning Board

Regularly scheduled meeting of September 7th, 2015 was moved to September 14th, due to Labor Day holiday and was called to order at 7:05 P.M. followed by the Pledge of Allegiance.

Reviewed minutes of July 6th, 2015 meeting, Jim D Moved to accept minutes Mary M seconded

In attendance: Al Zubal, Chairman
Mary McLaughlin
Jim Donnelly
Dan Lindh
J Hyde

Also in attendance was Bruce Barton, former PB Secretary, as an observer.

Al Zubal started the meeting by announcing his intention to resign as Chairman of Planning Board, not resigning from the Planning Board. It was decided that that a written resignation to the Mayor was the proper way.

Validation of the July 6th minutes Al Z moved that the minutes be accepted as written Jim D seconded the motion.

Jim D asked that since he was not present at the last meeting that he would like to review the issues on the 119 East Shore Road. It was pointed out by Jim D that for the following reasons the board was incorrect in approving the Mackie's application:

1. The footprint of their garage was going to change location – requiring a variance from the ZBA
2. The square footage of the structure was going to change by increasing in size - requiring a variance from the ZBA
3. The ratio of non-pervious ground was going to change taking them further out of compliance - requiring a variance from the ZBA

Bruce Barton asked to interject some pertinent information. He was given permission and he substantiated Jim D's belief that the PB was incorrect in granting the application. He went on to introduce the "Site Plan Review Procedure" (which should have been filled out and submitted prior to approval, and a "Planning Board Site Plan Checklist" which would guide the PB through the process. No one on the board had ever see these documents.

JimD was assigned to distribute by e-mail these two documents to the PB members and set up a special PB Meeting on September 28th, with the goal of reviewing and approving these Site Plan documents in order to allow for their near term use on issues in the Village.

Bruce then pointed out that the zoning laws are written in such a way, that allows for inclusion of “village specific” issues to be put into the zoning law while excluding anything else “not specific” to the village (i.e. Farm animals are not specifically allowed by the zoning law, therefor they are not allowed in the village. He did however point out that exceptions could be created by issuance of a Special Use Permits, that could be structured specific to the individual exception).

The Village Clerk interrupted the meeting with a request, from the Mayor, that a PB member join the Village Board Meeting to address specific issues on the VB agenda. Dan L was assigned.

Jim D proposed that an Interim Chairman be appointed and nominated Dan Lindh as a candidate. It was seconded by J Hyde. All voted Yea and Dan L accepted the position.

Mary McLaughlin announced her intention of leaving the Planning Board at the end of the year.

Jim D moved that the meeting be adjourned Dan L seconded and the meeting adjourned at 8:27 PM

Jim Donnelly
PB Secretary