**PLANNING BOARD**

**Town of Colton, NY**

**Regular Monthly Meeting**

**January 26, 2016**

**Call to Order:**  7:03 pm with quorum present. The Pledge of Allegiance was recited.

**Members Present:** Chair Ed Fuhr, Martin Avery, Kirke Perry, Laurie Thornton, Anne Townsend

**Members Absent:** Harold Granger, Connie Hatch

**Public Present:**  Code Enforcement Officer Darren Richards, Ike Cook, Gregory Smith

**Minutes:**  L. Thornton motioned and A. Townsend seconded to approve the minutes of the

November 24, 2015 meeting. All were in favor.

**Agenda:** M. Avery motioned and K. Perry seconded to adopt the agenda. All were in favor.

**Public Meeting**

The public meeting was opened at 7:12.

#SD-65-2015

Little Kildare, Inc. applied for a subdivision. It was noted that the proposed action would bring non-conforming lots into compliance.

M. Avery motioned to approve the application with no conditions. L. Thornton seconded the motion. All were in favor.

A written notice of action was given to the applicant.

#SD-2-2016

Gregory Smith applied to subdivide 1.32 acres from one property with the intention of adding the subdivided acreage to his property of residence. The action would create a larger setback between the driveway and the property line, avoiding potential future problems.

M. Avery motioned to approve the application with condition that the subdivided piece be added to lot 105.001-2-5.211. A. Townsend seconded. All were in favor.

A notice of action was completed, to be sent to the applicant.

#SD-63-2015

The CEO provided the Board with all documentation relating to this application to subdivide 1 acre from 333 acres of land in zone Open Countryside Park. The application is incomplete, awaiting a decision from the Adirondack Park Authority. The proposed subdivision would create a noncompliant lot in a zone where the minimum lot size is 10 acres.

A motion was made by A. Townsend to deny the application due to zoning regulations. No one seconded the motion. A motion was made by M. Avery to table the discussion until the Board was able to review the application further. K. Perry seconded the motion. All but A. Townsend were in favor, with A. Townsend opposed.

The public meeting was closed at 8:20 pm.

**CEO report**

2 permits have been issued in 2016.

A grand opening for the new rec center at Swift Field will be held on January 27 at 4:00 pm.

Supervisor Dennis Bulger has asked Public Works for 5-year capital project proposals.

**Next meeting will be held February 23 at 7 pm.**

**Adjournment:** With no further business for discussion, A. Townsend made a motion to adjourn, seconded by K.Perry. All were in favor. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Rebecca Donnelly

Secretary