**PLANNING BOARD**

**Town of Colton, NY**

**Regular Monthly Meeting**

 **June 28, 2016**

**Call to Order:**  7:00 pm with quorum present. The Pledge of Allegiance was recited.

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

**Members Absent:** None

**Public Present:**  Code Enforcement Officer Darren Richards, Bill Galvin, Bill and Karla Smith, Peter and Charlotte Thomas, and Caryn Mlodzianowski of Bohler Engineering

**Agenda:** C. Hatch motioned and L. Thornton seconded to adopt the agenda. All were in favor.

**Public Meeting**

The public meeting was opened at 7:05 pm.

Chair Fuhr informed applicants of their right to appeal the Board’s decisions under Section 78 of the NYS Supreme Court as well as to the Town’s Zoning Board of Appeals.

#SD-35-2016

Catherine Cook applied to subdivide 39.5 acres into three parcels—one at 12.43 acres, second at 14.24 acres, and third at 13.99 acres—a matter pending to settle the estate of Sally Thomas. As all issues had been satisfied to the Town of Colton code compliance regulations, and with no questions from the Board, M. Avery motioned and C. Hatch seconded to grant the application. All were in favor.

#CU-37-2016

Primax Properties, LLC c/o Bohler Engineering MA, LLC submitted a conditional use application to build a 9100 square foot Dollar General store on 1.1 acres at 4906 State Hwy. 56, Ken Planty’s residence in the hamlet of Colton.

C. Mlodzianowski of Bohler Engineering made a presentation of the proposed footprint of the building and parking lot.

Members of the public posed questions regarding building and landscape aesthetics, traffic and safety issues, and its close proximity to the school. Bill Galvin, Planty’s immediate neighbor to the north, asked what protection did the town have with the Dollar Store possibly closing down at some point—towns have had to deal with the “eye sore” of vacant buildings long after businesses have shut down. E. Fuhr apprised members that it was too early in the process for those discussions, but that they would be addressed later once initial procedures had been met.

M. Avery also informed members that discussions regarding zoning variances are the Zoning Board’s responsibility. The Planning Board’s charge is specifically determining whether the application satisfies the parameters for conditional use.

A. Townsend asked how Primax decided to build in a residential zone rather than, for example, in So. Colton where several vacant buildings currently exist in a location already zoned for businesses. The CEO said the determination was made after traffic surveys were conducted.

With no further questions or comments, the Chair asked that there be a motion to close the public meeting. L. Thornton motioned and A. Townsend seconded, all were in favor, and the hearing closed at 7:50 pm.

**Regular Meeting**

**CEO report**

Currently 43 permits have been submitted and 2 complaints have been dealt with by the CEO.

D. Richards apprised the Board that the St. Lawrence County Planning Board had questions regarding aspects of the Primax application and asked for a response in time for their July 14th meeting. Pending a response, this effectively made their application incomplete.

A. Townsend motioned to deny #CU-37-2016 since 1) the application is incomplete, and 2) the proposed location is not zoned for retail. C. Hatch seconded, all were in favor. The motion was unanimously denied.

The campground proposal at Sevey Point is still pending as there are no updates.

Paul Clark sent a letter dated 4/25/16 requesting an extension of his mother’s life-long variance for 240 East Hill Rd. in So. Colton now that she’s deceased. The matter will be resolved by the CEO.

**Next meeting will be held July 26, 2016 at 7 pm.**

**Adjournment:** With no further business for discussion, M. Avery made a motion to adjourn, seconded by C. Hatch. All were in favor. The meeting adjourned at 8:05 p.m.