**PLANNING BOARD**

**TOWN OF COLTON, NY**

**REGULAR MONTHLY MEETING**

**APRIL 25, 2017**

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

**Public Present:** CEO Darren Richards, Michael and Margaret Zappia, Kevin Beary, Tina Miller

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

**Regular Hearing:** Review of SD-8-17, Michael and Margaret Zappia, 79 Coldbrook Dr. S. Colton. Mr. and Mrs. Zappia are wanting to purchase a parcel of land owned by their neighbor. The Zappias were given "lifetime" use by the neighbor years before. Zappias talked to the neighbor and have decided to purchase the parcel that is the "lifetime" use. Attaching the 2 parcels will make the property more valuable and more conforming. Motion to close the regular hearing made by M. Avery, seconded by C. Hatch. All were in favor.

**Regular Meeting:** K. Perry made the motion to accept the minutes from the March 2017 Planning Board meeting, seconded by H. Granger. All were in favor. H. Granger made the motion to adopt the agenda, seconded by A. Townsend. All were in favor.

**Courtesy of the Floor:** nothing at this time.

**Action on SD-8-17**. A. Townsend made a motion to approve SD-8-17 with the condition that tax map number 120.051-2-16 be attached to the new .92 acre parcel, seconded by C. Hatch. All were in favor.

**UPDATE:** on the Town of Colton Zoning laws. CEO D. Richards gave a briefing on the works being done for the zoning laws with the APA and the Dept of State.

- CEO D. Richards and Town of Colton Assessor Tina Miller gave an explanation on "life after a subdivision." Explaining property values, tax maps, zones, recording property, deeds, etc.

**UPDATE:** on the campground at the old Hamms Inn location. New owner has all that is needed from the Planning Board.

**CEO Report:** 3 building permits in 3 days. 15 for the year.

**Correspondence:** ZBA is asking for the Planning Boards comment on a possible upcoming building permit. Property owner is wanting to build a "you store it" at the corner of route 56 and Number 9 Rd. C. Hatch motioned to comment to the ZBA, due to the close proximity of the neighbors house, the recommendation is to have Mr. Buckley provide a barrier fence. Also, to make sure all proper set backs are in place. Seconded by L. Thornton. All were in favor.

**Next Planning Board Meeting to be held on:** May 16, 2017 at 7pm.

**Adjournment:** With no further issues for discussion,A. Townsend made the motion to adjourn the meeting, seconded by C. Hatch. All were in favor. Meeting adjourned at 8:29pm.

Respectfully submitted,

Jennifer Cole