**PLANNING BOARD**

**TOWN OF COLTON, NY**

**REGULAR MONTHLY MEETING**

**July 18, 2017**

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

**Public Present:** Fred Wilhelm, Brad Barbour, John Gray, Jason Pfotenhauer, CEO Darren Richards

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

**Public Meeting:** Discussion on **SD-40-17**, subdivision permit for Leo and Deborah Grant. CEO D. Richards gave a brief summary of the subdivision. The Grants are wanting the subdivision to take place in the F.M.P. (Forest Management Plan) in the town of Colton. There are no single family dwellings in the F.M.P. F.M.P. is zoned for clubs with a minimum of 45 acres. The APA prefers clustering instead of breaking up open land. Right-of-way will have to be proven, and certificate of occupancy for the building has yet to be done. County referral is done. No permit will be issued without APA approval. Close of the public meeting at 7:15pm.

**Regular Meeting:** C. Hatch-Young made the motion to adopt the minutes from the June 2017 PB meeting. Seconded by L. Thornton. All were in favor. L. Thornton made the motion to adopt the agenda, seconded by H. Granger. All were in favor.

**Courtesy of the Floor:** none at this time.

Action taken on **SD-40-17.** Much discussion and concerns mentioned on the right-of-way. PB feels its crucial to have documentation in place for the right-of-way. Existing parcel is not compliant with the L.U.C. for the town of Colton. The Grants are asking for a 40 acre variance out of 45. M. Avery made the motion to make comment to the Zoning Board of Appeals. Does the subdivision fit with the nature of the cluster of properties in the area, both sides of the street? Seconded by K. Perry. All were in favor.

Review of the wind tower law for the town of Parishville. Fred Wilhelm, Chairman for the Planning Board for the town of Parishville spoke on the challenges, thought process for both opposing and supporting sides for the wind towers, and proper placement for them as well. Mr. Wilhelm said it was a very extensive process and recommend starting early, as we have. Jason Pfotenhauer, Deputy Director for the county Planning Board spoke on the wind towers as well. Mr. Pfotenhauer recommended the T.O.C. document as much as possible and to have everything organized as the State can overrule the local laws with conscious consideration.

**CEO Report:** 45 permits to date, 1 subdivision coming. 2 new homes and 3 seasonal camps.

**Next Planning Board meeting to be held** August 22, 2017 at 7pm.

**Adjournment:** With no further issues for discussion A. Townsend motioned to close the meeting. Seconded by C. Hatch-Young. All were in favor. Meeting closed at 8:54pm.

Respectfully submitted

Jennifer Cole

Secretary