

TOWN OF HOWARD PLANNING BOARD MINUTES

Thursday, May 2, 2024

Planning Board members present: William Thew, Josh Ferguson, Jim Fodge, Barry Kidder, Robin Phenes, Shane Slayton, Brad Laverty

Absent: Sean Turner, Andrew Burdin Guests: Richard Stewart

William Thew called the meeting to order at 7:00 pm. No meeting was held in March 2024, and there was no quorum in April, so no business was conducted. A motion was made by Shane Slayton to accept the minutes of the February 2024 Planning Board Meeting as written, seconded by Jim Fodge. Carried: Ferguson, Aye; Fodge, aye; Kidder, aye; Phenes, aye; Slayton, aye; Thew, aye.

A public hearing was opened for a subdivision of the Plank property on County Route 14. Charlene Thayer applied for a subdivision to separate 1.449 acres. There is no new construction proposed for this parcel, but a variance is required due to the lot size less than 2.0 acres.

Public comment: Richard Stewart asked what law compelled the hearing for this subdivision.

Section 3.1 Dimensional Standards of the Land Use Law requires a hearing, as does Section 4.1 of the Land Use Law. New York State also requires a hearing for all subdivisions.

7:10 pm – Public hearing closed.

Shane Slayton made a motion to approve the variance for the subdivision, seconded by Barry Kidder. Carried: Ferguson, aye; Fodge, aye; Kidder, aye; Phenes, aye; Slayton, aye; Thew, aye.

The Planning Board discussed amendments to several local laws, including reducing the minimum lot size from 2.0 acres to 1.5 acres. The board agreed to keep the minimum lot size at 2.0 acres.

A motion was made by Shane Slayton and seconded by Josh Ferguson to amend the **Land Use Planning Law** as follows:

Section 3.1 (add) Minimum road frontage shall be construed to include a deeded right of way.

Carried: Ferguson, aye; Fodge, aye; Kidder, aye; Phenes, aye; Slayton, aye; Thew, aye.

A motion was made by Shane Slayton and seconded by Barry Kidder to amend the **Land Use Planning Law** as follows:

Section 5.2-6 (change) 7 calendar days to 5 calendar days.

Carried: Ferguson, aye; Fodge, aye; Kidder, aye; Phenes, aye; Slayton, aye; Thew, aye.

A motion was made by Jim Fodge and seconded by Josh Ferguson to amend the **Planning Board Law** as follows:

Section 5 E will be changed from 1-year terms to 2-year terms for alternates

Carried: Ferguson, aye; Fodge, aye; Kidder, aye; Phenes, aye; Slayton, aye; Thew, aye.

A motion was made Shane Slayton and seconded by Josh Ferguson to amend the **Subdivision Law** as follows:

Procedures & Standards for Subdivisions 2.3

Subdivision, Minor will be changed to include no more than 4 lots

Subdivision, Major will be changed to include more than 4 lots

Carried: Ferguson, aye; Fodge, aye; Kidder, aye; Phenes, aye; Slayton, aye; Thew, aye.

A motion was made Shane Slayton and seconded by Barry Kidder to amend the **Subdivision Law** as follows:

Notice of Hearing 7 I

5 business days will be changed to 5 calendar days

Notice of hearing will also be put on the Town website

Carried: Ferguson, aye; Fodge, aye; Kidder, aye; Phenes, aye; Slayton, aye; Thew, aye.

The Planning Board noted the Subdivision Law should reference the Land Use Law and vice versa. In the Subdivision Law, SEQR should be added to the survey map section.

For the next meeting, Planning Board members will review the Land Use Law, Planning Board Law, and Subdivision Law for any additional amendments.

Old Business: The Planning Board will prepare a letter for mailing to residents regarding input for the Community Park. Members discussed whether the format should be open-ended, or provide a narrower scope of ideas for the park, including a new pavilion, enclosed pavilion, running water, electric, softball field, bathrooms, upgrade to playground equipment, picnic tables, etc.

Barry Kidder discussed Clean Energy Communities and the New York State Unified Solar Permit. Mike Brown may be willing to provide a training session at the next meeting regarding this topic.

Public Comment: Richard Stewart asked about the status of the trees around the salt shed. William Thew indicated he has been in communication with the Town Board regarding this matter. He will draft a formal letter for the Planning Board to review at the next meeting, including the need to place the corner pins and develop a boundary line agreement.

A motion was made by Shane Slayton and seconded by Josh Ferguson to change the regular meeting date to the third Thursday of each month at 7:00 pm. Carried: Ferguson, aye; Fodge, aye; Kidder, aye; Phenes, aye; Slayton, aye; Thew, aye.

The next meeting of the Planning Board will be held on Thursday, June 20, 2024 at 7:00 pm.

At 7:50 pm, Shane Slayton made a motion to adjourn, seconded by Jim Fodge. Carried: Ferguson, aye; Fodge, aye; Kidder, aye; Phenes, aye; Slayton, aye; Thew, aye.