

Planning Board Meeting October 19,2011 7pm

Members present: Sharon Mumbulo, Sylvia Cheesboro, Richard Wayman, Eleanor Vibbard and Alice Quintin
Guests: Peggy Ross and Ike Vibbard

Minutes of last meeting read and approved.

Discussion: Was it necessary for Mr. Turner to request permission of the Planning Board to buy a piece of adjacent vacant land as was done in September? Sharon said no but his lawyer was just being certain purchase was ok.

Discussion: Sharon inquired of Board's reaction to training meeting. Some new information was learned. Gas drilling cannot be banned in NYS, but it can be prohibited in some areas by local land use ordinances. This can be challenged and lawsuits are expensive. On-line courses may need approval by Town Supervisor especially if there is a cost. Alice had noted they are available and might be useful.

Business: Sharon opened subject of proposed revisions to local zoning ordinance of 2001.

Item 1: Federal Flood Insurance Program. Do we participate in Federal Flood Insurance Program? Sharon will inquire and made motion to table this item until further information is available. Sylvia seconded. Approved.

Item 2:Junk Yard definition: discussion reverted to 1.4 Application of Regulations which Alice said seem very restrictive. Sharon agreed. She says there is a junkyard law existing in Town of Edmeston and she will bring it to us. We will revisit the issue then.

Item 3: Mobile home/modular home²: discussion of boundaries of R-HD as not being specific and usually references as "lighting areas" (i.e. where there are street lights) Motion made to change wording mobile home to manufactured home. This was not seconded and issue tabled to learn what has been established as to doublewide homes in R-HD.

Next meeting is November 16,2011. Meeting adjourned 8:50 pm

Alice Quintin, Secretary *Alice Quintin*