

**BOVINA PLANNING BOARD
APRIL 18, 2011
REGULAR MEETING MINUTES**

RESOLUTIONS: 2011-3 - 2011-5

BOARD MEMBERS: Ann Bonné: Chair, Roberta Burgin, Tom Hilson:Secretary, Chris Ingvordsen, Ed Weber and Carrie Hewitt Choquette: Planning Board Clerk

ABSENT BOARD MEMBERS: None

GUESTS: Kent Manuel: Del. Co. Planning Dept. Rep., Cathie Hewitt: Zoning Board of Appeals Member, Lynne Resch, and Pat Miele.

Regular meeting called to order by chairperson Ann Bonné at 7:35 pm.

2011-3 – RESCH/SPINELLI BOUNDARY LINE ADJUSTMENT:

Lynne Resch showed the Board a survey map and explained her proposed Boundary Line Adjustment. Resch recently purchased property adjoining Carol Spinelli. When Spinelli built a garage, she assumed the property line was an existing wire fence. When Resch's property was surveyed, it was found that part of the Spinelli garage was on the Resch property. They would like to change the property line to where the fence line is. Resch needs to have the septic locations on both properties, a copy of the existing deeds and a copy of the new, unexecuted deed.

2010-6 – WEBER SUBDIVISION:

The Board had a quorum to vote on Weber's variance requests. Weber abstained from both motions.

2011-3 - Motion to accept the Perimeter Survey Waiver was moved by Ingvordsen and seconded by Burgin. All in favor, 4 ayes, 0 nays.

2011-4 - Motion to accept the Soils Test Waiver requested by Edward Weber, based on the NYCDEP Soil Report #951090, in a letter dated September 6, 1995, was moved by Hilson and seconded by Ingvordsen. All in favor, 4 ayes, 0 nays.

MINUTES:

2011-5 - Motion to accept the March 2011 minutes as written was moved by Burgin and seconded by Ingvordsen. All in favor, 5 ayes, 0 nays.

Patricia Miele asked if the activity at the former Suit-Us-Farm, currently owned by Camp Move It, had come before the Board. She believes that based on Bovina's Zoning, a Special Use Permit is needed for the intended activity. Suits-Us-Farm was grandfathered, and the next owners, Lynskill, should have had to get a Special Permit and did not. Cathie Hewitt, Town Clerk, said they had just gotten Building Permit Applications, yet they stated at the Town Board meeting that they had totally gutted the buildings. This change in use should require a Site Plan Review. The property is in the Watershed, therefore there could be big impacts with the septic since the number of bedrooms determines septic requirements. If Dale Downin, Bovina Code Enforcement Officer, deems it a change in use a Special Permit is required. The Clerk will send a letter to Downin to see if he deems this as a change in use and will cc: Jill Powell at Camp Move It.

With no further business, the meeting adjourned at 8:09 pm

Respectfully Submitted,
Carrie Hewitt Choquette,
Planning Board Clerk