

**BOVINA PLANNING BOARD  
DECEMBER 21, 2015  
REGULAR MEETING MINUTES**

**RESOLUTIONS:** 2015-30 - 31

**BOARD MEMBERS:** Don Farley, John Cianci: Secretary, Tom Hilson, Chris Ingvordsen: Chair, Ed Weber and Carrie Hewitt Choquette: Planning Board Clerk

**ABSENT BOARD MEMBERS:** None

**GUESTS:** Kent Manuel: Del. Co. Planning Dept. Rep., Kevin Rossley, Gary & MaryJoan Robson

Regular Meeting was called to order by Chairperson Chris Ingvordsen at 7:02 pm.

There was no meeting in November.

Chris Ingvordsen updated the Board on the rumors surrounding the former Suits-Us Farm property that was brought up at the last Town Board meeting. Town Attorney Kevin Young told the Town Board that they can't just ban a use in Zoning. Kent Manuel said it could create a problem to just ban a use. For example a resident worked with Code Enforcement Officer Dale Downin to create a wedding venue as there was no planning review required so things like traffic, emergency services, etc. could not be looked at. The Board can't tell someone they can't do something if they are meeting all the requirements in a review. Ingvordsen said Site Plan Review is where the Board can oversee these things; they have input and can scrutinize a project. The Site Plan Review should be bolstered where needed. Manuel said the Schedule of Uses in Zoning has many uses that are currently permitted that the Board may want to change to Special Use Permit required. The Board can look at the permitted uses and see if there are some concerns with the use that would need a review. They can also add some uses that are not currently addressed and define any use that is not clear. Small reviews only need a Short EAF and larger projects will automatically require a Long EAF under SEQR. Zoning helps people to be able to create business, but mitigates problems with location & neighbors. Zoning does need to be updated in accordance with the Comprehensive Plan. Manuel is working with Young to get a schedule to work on Zoning changes and Young will look over the Planning Board's draft revisions. The Board will do some research and go over Uses for the next meeting. They will also go over the entire Zoning Law and make all the updates at once.

Gary & MaryJoan Robson were at the meeting to ask about the rumor regarding a neighbor to their property building a three-story manufacturing facility for constructing mobile homes. They are concerned about noise and large truck traffic. They are also representing some of the other neighbors who cannot attend the meeting. Justin Stingel, who was representing Cary Paik the owner of the property in question, was on the agenda for this meeting for a Special Use Permit but canceled. Stingel stated in an e-mail that the building was no longer going to be a commercial but an accessory building. The clerk did send an e-mail to Downin regarding this project, who responded that Paik has a permit to build a 60 x 120 pole barn and has been advised that they will need a Special Use Permit if it will be used as a commercial building. Downin will follow the project with inspections for the building permit. If he sees a manufacturing use he can issue a violation & stop the use until they come into compliance. An Accessory Building is "a building subordinate to the principal building on a lot and used for purposes customarily incidental to those of the principal building." Since the principal use of the property is a home, the accessory building should be incidental to the home. Don Farley thought that it would be good idea to send the property owner a letter acknowledging the cancellation, defining an Accessory Building and be sure any use complies with that use. The Board can write the letter and have Downin send it as the Board doesn't have enforcement powers. Unless Paik tells the Board something different than what he has said the building will be used for, or a different use becomes evident, nothing much can be done.

**MINUTES:**

**2015-30** - Motion to accept the October 2015 minutes as written was moved by Hilson and seconded by Farley. All in favor, 5 ayes, 0 nays.

Tom Hilson will be leaving the Planning Board to be a member of council on the Town Board. Ingvordsen said it has been great working with Hilson for the last six years.

**2015-31** - Motion to commend Tom Hilson for his wit and work on the Board was moved by Farley and seconded by Ingvordsen. All in favor, 5 ayes, 0 nays.

With no further business, the meeting adjourned at 8:00 pm

Respectfully Submitted,  
Carrie Hewitt Choquette, Planning Board Clerk