

**BOVINA PLANNING BOARD  
MARCH 21, 2016  
REGULAR MEETING MINUTES**

**RESOLUTIONS:** 2016-2 - 2

**BOARD MEMBERS:** Don Farley, Chris Ingvordsen, Kevin Rossley: Secretary, Ed Weber and Carrie Hewitt Choquette:  
Planning Board Clerk

**ABSENT BOARD MEMBERS:** John Cianci: Chair

**GUESTS:** Kent Manuel: Del. Co. Planning Dept. Rep., Marni Greenberg: Town Board Representative, and Jennifer Williams.

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

There was no February meeting.

**2016-1 – WILLIAMS SUBDIVISION:**

Jennifer Williams came before the Board to ask some questions regarding subdividing her land on Russell Hill Road. She would like to subdivide to put in another home for a relative. Williams has 16-acres that are split with a purchased easement by NYSEG dividing the property in two. Her current house has a spring that she will need to keep on that parcel. Williams was advised to consult a surveyor to see if she has the space needed for a house, new well and septic system.

**New Business:**

The Bovina Historical Society was on the agenda for a Special Use Permit, but did not attend the meeting. They wanted to do a Pop-up Market in the Old Fire Hall. That would be a change in use.

Kent Manuel discussed two Watershed Ag Council Easements with the Board. These types of easements have evolved and are now coming to Planning Boards for review. It is still a private transaction, but the Board can make recommendations to help the landowners in the future. The Supervisor can or will issue a letter to the land owners with any recommendation the Planning Board has and/or thanking them for the opportunity to review.

Lou & Pat Miele on Paul Rabler Road and Joan Kouzam on Calhoun Hill are both entering into WAC Easements. No concerns were noted with either.

**MINUTES:**

**2016-2** - Motion to accept the January 2016 minutes as written was moved by Weber and seconded by Rossley. All in favor, 4 ayes, 0 nays.

**McNaught Hill Property**

There is no indication of a violation on the property and nothing more can be done until a violation is noted. Ed Weber has spoken to Dale Downin and the Building Permit was issued for a Pole/Horse Barn. The Board decided to send a letter to the property owners advising them, in writing, that if the building is converted to a use that requires a Special Use Permit under Zoning, they will need to come before the Planning Board due to community concerns.

**Zoning Updates**

The Comprehensive Plan suggests removing the 5-year review requirement for Zoning and review/update as needed. Manual gave the Board the section regarding Land Use from the Comp Plan to review and go over next month. The Board doesn't have to do everything the Comp Plan suggests, but cannot make a change that is contradictory to it. When the Board is done with it's review, a summary of all the suggested changes will be sent to the Town Board for their review, public hearing and passage to update the Law.

With no further business, the meeting adjourned at 7:58 pm

Respectfully Submitted,  
Carrie Hewitt Choquette, Planning Board Clerk