

**BOVINA PLANNING BOARD  
MAY 16, 2016  
REGULAR MEETING MINUTES**

**RESOLUTIONS:** 2016-6 - 13

**BOARD MEMBERS:** Don Farley, John Cianci: Chair, Chris Ingvordsen, Kevin Rossley: Secretary and Carrie Hewitt  
Choquette: Planning Board Clerk

**ABSENT BOARD MEMBERS:** Ed Weber

**GUESTS:** Kent Manuel: Del. Co. Planning Dept. Rep., Marni Greenberg: Town Board Representative, Karen & Duane LaFever, Dave Wakin, Larry Karam, and Alan McPheely

Regular Meeting was called to order by Chairperson John Cianci at 7:00 pm.

**2016-5 – LaFEVER/McPHEELY BOUNDARY LINE ADJUSTMENT:**

Karen & Duane LaFever presented the Board with their proposed Boundary Line Adjustments. LaFever's bought a parcel that lies between one they already own and Alan McPheely. They are dividing the property and adding approx. 3.33-acres to McPheely's property and the other approx. 4.68-acres to their own, therefore eliminating the original parcel. LaFever gave the Board two Applications, two deed descriptions, maps and paid the \$100 fee with check #'s 1156 & 1157.

**2016-6** - Motion to accept the proposed Boundary Line Adjustment between LaFever and LaFever as presented was moved by Ingvordsen and seconded by Farley. All in favor, 4 ayes, 0 nays.

**2016-7** - Motion to accept the proposed Boundary Line Adjustment between LaFever and McPheely as presented was moved by Ingvordsen and seconded by Farley. All in favor, 4 ayes, 0 nays.

**2016-4 – CIANCI SUBDIVISION:**

Dave Wakin presented the Board with the proposed Subdivision. John & Nancy Cianci would like to divide their approx. 118.5-acres into two lots. One lot with their house and buildings on it would be approx. 19.0-acres and the remaining 99.5-acres would be vacant land. Cianci abstained from all motions.

**2016-8** - Motion to accept the presented map as Sketch Plat was moved by Ingvordsen and seconded by Rossley. All in favor, 3 ayes, 0 nays.

**2016-9** - Motion to classify as a minor subdivision was moved by Ingvordsen and seconded by Farley. All in favor, 3 ayes, 0 nays.

**2016-10** - Motion to send the subdivision to the Delaware County Planning Board for a 239 Review was moved by Rossley and seconded by Farley. All in favor, 3 ayes, 0 nays.

**2016-11** - Motion to schedule a Public Hearing for June was moved by Ingvordsen and seconded by Rossley. All in favor, 3 ayes, 0 nays.

**2007-8 – INMAN BOUNDARY LINE ADJUSTMENT:**

The Clerk explained to the Board that when this was approved in 2008 the maps were filed but because there wasn't a sale of the property at that time, the Deeds were not drawn up and recorded. The Clerk has a letter from Randall Inman requesting that the Board reauthorize the filing of the Deeds for the BLA for the parcel now being sold (TM#152-2-15.2). There are no changes from the original approval done in 2008.

**2016-12** - Motion to confirm the approval of the Boundary Line Adjustment of Inman Lands confirmed in 2008 was moved by Farley and seconded by Rossley. All in favor, 4 ayes, 0 nays.

**Zoning Updates**

The Town Board doesn't want the updates sent to them in pieces. They will do one review when all the proposed changes are complete. There was discussion on the Definitions. The Accessory Buildings & Use definition is typical of others in the State. Home Occupations were discussed. If a Home Occupation exceeds 50% of the floor area of the Home, a Special Use Permit for Business Use would have to be applied for. Agriculture is not considered a Home Occupation. The current regulations for Home Occupations doesn't limit the amount of floor area in an Accessory Building can be used for that occupation. Should there be a maximum square footage added, or remove the use of an Accessory Building in the regulations? Kent Manuel suggested a Major & Minor Home Occupation definition/regulation. A Minor would be Permitted and allow for no employees other than those living in the home. A Major would require a Special Use Permit and limit the number of employees. Should there be a definition of Residential Care Facility? There was discussion on deleting uses from the Schedule, but they shouldn't severely limit a property owners allowed uses of their property.

Manual gave the Board Section 8.04 with deletions and additions. The Section currently conflicts with Town Law. He also gave them Guidelines/State Tests that apply to the role of the Zoning Board of Appeals that they may want to think about adding.

**MINUTES:**

**2016-13** - Motion to accept the April 2016 minutes as written was moved by Farley and seconded by Ingvordsen. All in favor, 4 ayes, 0 nays.

Manual had the Building Plans and Application for the McNaught Hill (Paik) Property from CEO Dale Downin that he shared with the Board. The Board reviewed them and discussed the letter that he sent regarding his intentions for the Building and his property.

With no further business, the meeting adjourned at 8:45 pm

Respectfully Submitted,  
Carrie Hewitt Choquette, Planning Board Clerk

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