

TOWN OF CARROLLTON PLANNING BOARD

Minutes for January, 2014

Present: Bob Wood, Rolland Corbin, Florence Fuller, Jim Rounsville, Louie Lucco, Lance Jobe. Excused: Linda Brown

The meeting was opened at 3:00 PM by Chairman Wood.

Motion to accept the minutes of the December 18, 2013 meeting was made by Florence Fuller, seconded by Louie Lucco.

There is still an open vacancy on the Planning Board. Chairman Wood has a list of people that may be interested in serving on the Board. A letter will be sent to these individuals asking them if they would be willing to be a member of the Planning Board and, if so, to submit a brief resume stating if they have any experience in planning and/or development.

Lance Jobe, Code Enforcement Officer for the Town of Carrollton began the training sessions for the Planning and Zoning Boards. Lance explained that changes to Local Law and Area Variances are simple; Zoning Board of Appeals is the difficult part. A four part test must be met in order to grant a use variance: 1) Reasonable Return 2) Unique Circumstances 3) Character of the Neighborhood 4) Self-Created Hardship.

Lance also said the Planning Board must set fees for the Area and Use Variances. Suggested fee schedule:

\$10.00 Residential
\$20.00 Commercial
\$125.00 Use Variance

The Town Board must approve the fees before they are implemented.

Lance requested that the Planning Board create a *Sub Division Law* as this could very well happen in the Town of Carrollton. Large farms and rural areas could potentially be developed in the Town.

Lance questioned whether the Zoning Law Ordinance was approved by the State of New York. Chairman Wood will check with Paul Bishop from Cattaraugus County Department of Economic Planning and Development Tourism to see if this part of the process was completed.

This meeting/training session will count as one (1) hour towards the four (4) hours of training per year required for all Planning and Zoning Board members. Lance stated that his training could possible take up to four meetings.

Chairman Wood thanked Lance Jobe on behalf of the Planning and Zoning Board members for a very educational training session.

The meeting was adjourned at 3:50 PM. Motion made by Florence Fuller, seconded by Rolland Corbin.

The next Planning Board meeting will be announced after the Town of Carrollton Organizational Meeting to be held February 18, 2014.

Respectfully submitted,

Rosemary Fowler