

TOWN OF CARROLLTON PLANNING BOARD

Minutes for August, 2015

Present: Chairman Bob Wood, Linda Brown, Rolland Corbin, Julie Chartreau. ZBA Chairman Kris Edwards, Town Board members, Florence Fuller and Ralph Bottone.

The meeting was opened at 5:00 PM by Chairman Wood.

Motion to accept the minutes of the July, 2015 minutes made by Kris Edwards, seconded by Florence Fuller. Motion approved.

Motion to accept the minutes of the May, 2015 minutes made by Florence Fuller, seconded by Rolland Corbin. Motion approved.

Chairman Wood and Florence Fuller both attended the Annual Cattaraugus County Planning Board Meeting held July 22, 2015 at The Woods at Bear Creek in Franklinville, New York. Both earning 1 hour credit of training hours. Chairman Wood attended the 2015 Planning and Zoning School held in Ellicottville, New York on August 7, 2015. 5 hours credit of training was received by Chairman Wood for this school.

Chairman Wood requested that training hours be reported in the minutes. Four hours of training is required per year for all members. If additional training hours are received in any given year they may be rolled over to the next year. Rosemary Fowler will set up a spreadsheet to keep track of training hours. He stated that it will be the responsibility of each member to report what training has been received. Hours will then be stated in the minutes the following month.

Julie Chartreau has requested approval to attend the Pennsylvania Greenway & Trails summit to be held September 20 through 22, 2015 at the Holiday Inn & Allegheny Community Center in Warren, Pennsylvania. The Summit will provide educational sessions and workshops. Chairman Wood stated as Julie is our lead Planning Board member on Trails this is a perfect educational opportunity for her. The registration fee is \$150.00. Julie is to pay for the registration fee, keep the receipt and provide it to Rose so she can be reimbursed by the Town Board.

Motion to approve Julie attending the Summit made by Linda Brown, seconded by Rolland Corbin. Motion approved.

There have been no inquiries to the vacancy on the Planning Board. Chairman Wood asked if anyone had any suggestions. No one had anyone specific that they thought would be interested. Another news article will be sent out to the newspapers before the next scheduled meeting.

A discussion was had by Chairman Wood with Ginger Malak, County Planner Coordinator concerning the Community Revitalization Grant. An “Arboretum” concept was suggested by Bob to Ginger who was positive on the initial proposed project. Bob compiled a beautiful presentation of photos of the current Nannen Arboretum in Ellicottville, New York for all to review. All present unanimously agreed that it was a wonderful idea. The ideal location would be the upper field behind the Municipal Building as this parcel is owned by the Town and specifically must only be used for community use. This land is centrally located and there is room for expansion. Steps needed to start the project were discussed. Landscape design and cost were top on the list. Julie Chartrea suggested we stay with local people if at all possible. A budget would have to be developed and a committee appointed to oversee the project. Volunteers from the community would be needed to help develop and maintain the Arboretum. The next step will be to see if we can find a landscape designer/architect to develop a draft sketch, itemized materials and suggest a price for such. Proposed project for community revitalization grant would then be presented to the Town Board for input and support.

Motion made by Julie Chartreau to look further into and move forward with the Arboretum, seconded by Linda Brown. Motion approved.

Chairman Wood distributed handouts to everyone on the difference between Special Use Permits and Variances.

Special Use Permits relate to uses that are allowed in a specific zoning district, provided they meet certain conditions set out in the ordinance.

Special Use permits are handled by Planning Board.

Variations allow for the approval of uses and structures that would otherwise be prohibited because they do not meet the ordinance's requirement.

Variations and challenges of current zoning laws are generally directed to the Zoning Board of Appeals.

Chairman Wood noted that the Town Board can be the final approver of special use permits.

Town Board member Ralph Bottone inquired on how to go about changing the set back building requirement in the Zoning Law. The current set back requirement for residential property in the Hamlet (10,000 sf lot) is 25 feet for the front of a lot, 25 feet rear, and 15 feet on each side. (See page 41 of the Zoning Law.) Councilman Bottone thinks this is excessive and wants the law changed. Chairman Wood said the Town Board has the authority to make a motion to change this, according to Article 14 of the Town of Carrollton Zoning Law. It could also be handled on an individual basis via an owner requesting a variance from the ZBA. If indeed, it is felt the zoning law ordinance merits change for the entire Town, the Town Board might elect to ask the Planning Board to review, and make a final recommendation to the Town Board for their action. The individualized approach, via land owner requesting a variance from ZBA should be handled in a 60 day time frame. The "all inclusive" approach, that is changing the zoning law will take longer as it will also require public hearings by the Planning Board and Town Board to amend the Zoning Law.

Chairman Wood would like to invite Code Enforcement Officer Lance Job to the next meeting for his input on Special Use Permits, Variations and amendments to the Zoning Law.

Motion to adjourn the meeting at 6:05 PM made by Julie Chartreau, seconded by Linda Brown.

Our next scheduled meeting is September 15, 2015 at 5:00 PM.

Respectfully submitted,

Rosemary Fowler