

TOWN OF CARROLLTON PLANNING BOARD

Minutes for June 13, 2017

Present: Chairman Bob Wood, Board Members: Linda Brown, Rolland Corbin, Julie Chartreau, Water/Sewer Clerk Rosemary Fowler, Code Enforcement Officer John Helgager.

The regular monthly meeting was opened at 5:00 PM.

Motion to accept the minutes of the April 2017 meeting made by Linda Brown, seconded by Julie Chartreau. Motion made.

A meeting was not held in May 2017. An informal discussion was had on several subjects by Chairman Wood, Code Enforcement Officer John Helgager, Town residents Dave Frederick and Tom Sturdevant. Notes were taken and gone over at tonight's meeting to bring board members up to date.

Chairman Wood reported that the monument project is going well. Town resident and Town Board member Ralph Bottone has started the concrete pad and walkway around the Veterans Memorial. He also has a team of volunteers to help with the concrete work when he is done excavating the area. This area will then be hand stamped. The benches and planters should be delivered within a week or two. Bob asked the question who will assemble the bench? A message was received from Melissa Woods that she has ordered banners that will be ready before the July 4th holiday. There are concerns about the sidewalk in front of the Municipal Building. A question to the Town Board if the Highway Department is responsible to replace the walk,

Town resident Ralph Bottone requested his property at 701 Main Street be reclassified as commercial not residential. Mr. Bottone stated that he had applied for, and received, a variance years ago from the Village of Limestone for commercial status. The records from the Village cannot be found. When the Land Use Management (Zoning Law) was established for the Town in 2013 this property was zoned as residential. After investigating the situation CEO Helgager said a resolution can be made by both the Planning Board and Town Board to grandfather Mr. Bottone's property as commercial. The Board agreed to do so.

Motion made by Julie Chartreau, seconded by Linda Brown. All in favor.

**Resolution 01-2017: Resolution to grandfather property located at
701 Main Street Limestone, NY 14760
Tax Map No. 101.063-2-2,
From R-1 Residential to B-2 General Business**

This information (resolution) was then taken to the Town Board meeting, in progress, for their approval/action.

CEO Helgager: John has proposed doing a survey to all property owners on each side of Main Street to change zoning from R-1 (Residential) to B-2 (General Business District). John stated that if your property status changes from residential to commercial the property tax may increase because potentially the resale value of the property may be more.

A listing of businesses must be established by the Town. A local law must be made by the Town Board for all businesses operating within the Town to obtain a license. Most Townships charge a nominal fee of \$5.00. This license is needed to keep track of all businesses so an inspection can be made by code enforcement.

John recently attended a training conference. Mr. Charlie Bliss, New York State Department of State Codes, informed John that all surveys to Municipality properties are free from your County. The issue with the current Municipal Building must be addressed. It is zoned as a school. The building can be sub-divided (mixed use) with restrictions.

Motion to adjourn the meeting at 5:55 PM made Rolland Corbin, seconded by Linda Brown. Motion made.

**Our next scheduled meeting is July 11
, 2017 at 5:00 PM.**

Respectfully submitted,

Rosemary Fowler