

Minutes
Village Planning Board
March 25, 2014

A meeting of the Village of Horseheads Planning Board was held on the above date at 5:30 p.m. in Village Hall. Present were:

Board Members

Chairman Mike Stenpeck
Doug Baker
Bill Goodwin
Dave Helsing

Village Staff

Mayor Donald Zeigler
Manager's Assistant Rachel Baer

Absent

Bob Young

Chairman Stenpeck welcomed newest member Dave Helsing, who takes Sue Warner's spot. Then he thanked outgoing Chairman Ray Fortier.

Motion by Doug Baker, seconded by Bill Goodwin, that the minutes of the June 25, 2013 Planning Board Meeting be received and approved as submitted.

Roll Call Vote:

Doug Baker	Aye
Bill Goodwin	Aye
Dave Helsing	Aye
Chairman Stenpeck	Aye

Referral from Town of Hhds - Changes to Town Code Re: Manufactured/Mobile Home Parks

Chairman Stenpeck - I reviewed the changes in detail. Nothing major really. Differences in storage areas. Keeps some clearances the same. Don't know what precipitated this new law. Should bring this up to Bob Young.

Dave Helsing - I didn't see anything unusual.

Chairman Stenpeck suggested using a template for response to referrals:

This board appreciates the referral, and after due deliberations we offer:

*1 no recommendation or
2 the following recommendation*

And return the same to the town for final determination.

Motion by Chairman Stenpeck, seconded by Bill Goodwin, that the this Board return this referral to the Town as follows:

This Board appreciates the referral, and after due deliberations we offer no recommendation and return the same to the Town for final determination.

Roll Call Vote:

Doug Baker	Aye
Bill Goodwin	Aye
Dave Helsing	Aye
Chairman Stenpeck	Aye

Referral from Town of Hhds. - 130-132 Chestnut Drive, Two Duplexes

Cox Builders is the developer. It is near Ridge Road School, and within 500' of the Village line.

Discussion as follows:

- Its part of the duplex neighborhood, probably the last of the lots over there that could be developed.
- Large area - there is a retention pond but rest is all clear.
- Property in question almost entirely constrained by power lines.
- Nothing appears to be infringing on Village. There is municipal sewer, but no water.

Motion by Chairman Stenpeck, seconded by Dave Helsing, that the this Board return this referral to the Town as follows:

This Board appreciates the referral, and after due deliberations we offer no recommendation and return the same to the Town for final determination.

Roll Call Vote:

Doug Baker	Aye
Bill Goodwin	Aye
Dave Helsing	Aye
Chairman Stenpeck	Aye

Discussion - PUD Process

Chairman Stenpeck - we have two parcels, one is on South Avenue, which is zoned PUD. Other is near Brickyard Estates. John Roy's development. So that project is stalled. We could get involved in a situation similar to one recently in the news. There are 4 regulations governing Planned Unit Developments - min area, open space, density. Other is standards relative to buildings and layouts, landscaping, lighting, circulation, parking. When people come in and complain that the project isn't costing enough, etc., that is not even related to regulations we have to review. We should make it known to the public what regs are and educate them. We're the first entity that the people get to see. I think it is on us to tell the people what they can do and what they can't. Maybe it won't happen, but I like to be proactive.

Rachel Baer commented that applicants do receive informational materials when they apply.

Chairman Stenpeck - We should not talking to the press unless you have to. Don't offer any more than necessary. We went through this during our comprehensive plan.

Date/Time of Future Meetings:

Discussion on having the meetings earlier than 5:30pm. After brief review, the Board agreed it could meet at 5:15 p.m., still on the 4th Tuesday of each month.

Mayor Zeigler noted that he will be filling the vacancies on the Planning Board, the two alternates.

Chairman Stenpeck asked if there were special regulations on PUD zoning for the former LRC property on South Avenue. Mrs. Baer said there were. Chairman Stenpeck asked her to please email them to the PB.

As there was nothing further to come before the Planning Board, on a motion by Doug Baker, seconded by Bill Goodwin, the meeting was adjourned at 5:54 p.m.

/rmb