

Chairman Spira called the regular meeting of the Planning Board to order at 7:00 p.m. on Thursday, May 3, 2007. Anthony Collard and Michael Dowd were absent. Chairman Spira read the agenda and welcomed everyone to the meeting.

APPROVE MINUTES OF APRIL 5, 2007 MEETING

Several changes were made to the April 5, 2007 minutes and the revised minutes were approved by James McIntyre, Jipp Ortiz seconded the motion. All in favor; motion unanimously carried. The revisions will be made and new minutes will be made available.

DAVE ERWAY DEVELOPMENT UPDATE

The Niagara County Planning Board did not take action on this matter because they did not have a quorum at the April meeting. Therefore the matter is being sent back to the Zoning Board of Appeals. The Zoning Board of Appeals will take up the special use permit for operating a service station as well as a drive thru area. Dunkin Donuts has been signed on as the vendor for the drive thru.

ZONING BOARD OF APPEALS REFERRAL THEODORE & SHELLY SHAW

Theodore and Shelly Shaw, 2605 Youngstown-Lockport Road, Ransomville, have submitted a request a use variance to place a six foot redwood fence around the volleyball court in the back of their business (bar and restaurant) the Old Depot on Youngstown-Lockport Road, in Ransomville. They need a variance for this request because a six foot fence exceeds the allowable height in the town. The purpose of the fence is to keep kids out of the area.

The Planning Board recommends that the Zoning Board of Appeals **APPROVE** this request as presented.

MISCELLANEOUS ITEMS

Chairman Spira read a letter from the Economic Summit for Success. Chairman Spira read a letter from the Cornell University Cooperative Extension of Niagara County regarding farmland protection funding. The town will hold a meeting prior to the next town board meeting regarding water management in the town.

A concerned resident asked about the erosion control along the shore of Lake Ontario. He wants to know who in the town oversees the management of lake shore erosion. Chairman Spira suggested the concerned resident contact the town code/zoning inspector, the New York State Department of Environmental Conservation as well as the Army Corp of Engineers.

Larry Elia has recently purchased the old Lakewood property on Old Lake Road near Fort Niagara. He is also concerned about the erosion that is occurring along the shore of Lake Ontario. Mr. Elia has submitted a proposal to the New York State Department of Environmental Conservation to provide erosion protection to the property of the east of his parcel. The area is a development of homes known as Fort Niagara Beach.

Chairman Spira said that this matter is between Mr. Elia, the New York State Department of Environmental Conservation, and the town of Porter board. Council women Nancy Orsi said the zoning code updates should include water front access.

CODE ENFORCER ROGERS REPORT

Roy Rogers, Code Enforcer for the town, reported that thirteen (13) permits and two (2) certificates of occupancy have been in issued in the month of March. A question about the Property Management document adopted by the town was raised. Roy Rogers stated he is reacting to complaints as they come in. He sends out a warning letter. If compliance is not made, the town court then gets involved.

With no further business to come before the Planning Board tonight, Jipp Ortiz made a motion to adjourn the meeting. James McIntyre seconded the motion. All in favor; meeting adjourned at 7:45 p.m.

Respectfully submitted,

Pamela F. Parker, Secretary