



# PLANNING BOARD TOWN OF PORTER

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**Thursday, August 4, 2022**

The regular meeting of the Town of Porter Planning Board was called to order at 7:02 p.m. with the Pledge to the Flag.

Present: Chairperson Jeffrey Schulze, Vice Chairperson Mark Fox, Member J. Anthony Collard, Member Ryan Ross, Code Enforcer Peter Jeffery, Attorney Michael Dowd, Planning Board Secretary Amy Freiermuth  
Absent: Member Robert Tower

**Sketch Plan and Recommendation to the Zoning Board of Appeals for MoMo Electric/Paul Pinkney, 3449 Porter Center Road, Ransomville for renewal of a Special Use Permit.**

Paul Pinkney was present. He explained that he has an electronic component manufacturing business mainly making power supply panels and circuit board desktop components in his house. Neighbor Paul Brown stated he wouldn't even know that this business was there.

Code Enforcer Jeffery stated that the Special Use Permit has been renewed multiple times and there are no complaints on record. Mr. Pinkney stated he started his business in 1968 and is not asking for any changes in his permit allowance. Chairperson Schulze stated it made sense to renew the permit for 10 years.

A motion was made to recommend that the Zoning Board of Appeals approve the renewal of the Special Use Permit for 10 years. The motion was made by Member Collard and seconded by Vice Chairperson Fox.

With no further discussion, roll was called.

Chairperson Schulze: Yes  
Vice Chairperson Fox: Yes  
Member Collard: Yes  
Member Tower: Absent  
Member Ross: Yes  
Motion carried.

**Sketch Plan for Maxwell Coykendall, P.C. representing Carol Ferrara for a vacant parcel on Lockport Road, Youngstown; Tax Map 46.00-2-35.1 for a Minor Subdivision.**

Attorney Coykendall was present to represent Carol Ferrara. He stated that as per a pending partition action in the Niagara County Supreme Court, he is looking to have 40 acres subdivided into two parcels. One parcel will be just over 20 acres and the second just under 20 acres.

Code Enforcer Jeffery displayed the survey and division and stated that all minimum lot requirements are met. He stated that the Planning Board is charged with formalizing what the Court has ordered.

A motion to approve the Sketch Plan as presented was made by Vice Chairperson Fox and seconded by Member Ross.

With no further discussion, roll was called.

Chairperson Schulze: Yes  
Vice Chairperson Fox: Yes  
Member Collard: Yes  
Member Tower: Absent  
Member Ross: Yes  
Motion carried.

### **Discussion regarding Minor Subdivision Expedited Procedure.**

Attorney Dowd stated he did some research on other municipalities within Niagara County on their procedure for Minor Subdivisions of neighboring property. A lengthy discussion occurred with no final decision. Attorney Dowd and Code Enforcer Jeffery will draft a proposed code amendment where if a Subdivision does not create additional parcels a Sketch Plan is required and may be approved as presented (without a survey or public hearing). However, a survey and public hearing can be required and will be at the discretion of the Planning Board.

### **Code Enforcer Jeffery's report**

Code Enforcer Jeffery stated he will email his report.

### **Attorney Dowd's report**

Attorney Dowd had nothing further to report.

### **Correspondence / New / Old / Miscellaneous Business**

None.

With no further discussion, a motion to adjourn the meeting at 8:25 p.m. was made by Member Ross and seconded by Member Collard All in favor, motion carried.