



# PLANNING BOARD TOWN OF PORTER

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**Thursday, December 2, 2021**

The regular meeting of the Town of Porter Planning Board was called to order at 7:00 p.m. with the Pledge to the Flag.

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

## **Approve November 4, 2021, Planning Board minutes**

A motion was made to approve the minutes as presented by Vice Chairperson Schulze and seconded by Member Tower. All in favor, motion carried.

## **Public Hearing for Michelle and Ron Walck, 3205 Ransomville Road, Ransomville; Tax Map 48.00-1-16.11 for Minor Subdivision**

Michelle and Ron Walck were present.

A motion to open the public hearing was made by Vice Chairperson Schulze and seconded by Member Fox. All in favor, motion carried.

Code Enforcer Jeffery displayed the survey and satellite image of the property. He explained that the approved Sketch Plan for the Subdivision has not changed and that the Walck's want to divide their property into 3 lots. One will have the current home and accessory buildings with approximately 2.5 acres, the second will be a lot for an additional home with approximately 1.8 acres and the third will be the remaining land as a vacant parcel.

Ms. Walck asked about the timeframe of filing the deed with Niagara County as they were working on the financial aspects. Secretary Freiermuth informed her that she had 6 months from the date of approval to file with the County. She asked if she needed to come back before the board once the deed was filed and Code Enforcer Jeffery informed her that everything else was internal and they did not need to come back in from of the Planning Board.

Chairperson Collard asked if anyone in the audience wished to ask questions or speak. With no comments, a motion to close the public hearing was made by Vice Chairperson Schulze and seconded by Member Fox.

A motion was made to approve the Subdivision as presented by Member Ross and seconded by Member Tower.

With no further discussion, roll was called.

Chairperson Collard: Yes

Vice Chairperson Schulze: Yes

Member Fox: Yes

Member Tower: Yes

Member Ross: Yes

Motion carried.

### **Sketch Plan Review for 3881 River Road LLC (Chris Guard – Runaway Bay), 3881 River Road-Dockside Drive, Youngstown; Tax Map 59.00-1-13.1 for a Minor Subdivision**

Chris Guard was present and explained that there is one remaining parcel to be subdivided within Runaway Bay. He stated he was approached about this parcel being estate lots – one lot will be 2 acres and the other 5 acres. He explained that originally the thought was that this land would be subdivided into 4 parcels. He continued that these would be a part of the HOA and would complete the total development of 23 home sites. He stated that because of the distance to the sewer lines, these lots would require a grinder pump and tanks and he would work with the Highway Department on the specifications.

Member Ross asked how close to the Robert Moses these two parcels would be and was told approximately 2900 feet. Mr. Guard stated that Ducks Unlimited owns the 75 acres between the Runaway Bay property and the Parkway.

Vice Chairperson Schulze stated that this is less of an impact from the original thought (4 parcels rather than 2 as now intended). An audience member (who did not identify himself) asked what the waterfront privileges would be. Mr. Guard stated they would be a part of the HOA and therefore would have the same rights as the other property owners within the development. The audience member stated he is not in favor of this subdivision. Chairperson Collard stated he could voice his concerns at the public hearing on the application in January.

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

With no further discussion, roll was called.

Chairperson Collard: Yes

Vice Chairperson Schulze: Yes

Member Fox: Yes

Member Tower: Yes

Member Ross: Yes

Motion carried.

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

Larry Weibert was present and Code Enforcer Jeffery and Chairperson Collard explained that the Niagara County Planning Board made a recommendation to the Town Board to approve the rezoning of his property. His application will go before the Town Board for determination this month.

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

Code Enforcer Jeffery's stated he would email his report to the Members once completed.

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

Attorney Dowd informed the Members that he was not sure if the application from Mr. Guard needed to be a Subdivision Map Amendment or a Minor Subdivision. He stated he would look into it and discuss with Code Enforcer Jeffery.

Attorney Dowd had nothing further to report.

With no further discussion, a motion to adjourn the meeting at 7:32 p.m. was made by Member Tower and seconded by Member Fox. All in favor, motion carried.