



PLANNING BOARD TOWN OF PORTER

3265 Creek Road • Youngstown, New York 14174 • (716) 745-3730 • Fax (716) 745-9022

Approved January 7, 2021

Thursday, December 3, 2020

The regular meeting of the Town of Porter Planning Board was called to order at 7:01 p.m. with the Pledge to the Flag.

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

Excused: Member Mark Fox

Approval of the minutes from November 5, 2020 Planning Board meeting

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

Public Hearing for Brookhaven Trust 3456, John P. Bartolomei, Trustee, Vacant Lot Youngstown-Lockport Road; Tax Map 45.00-1-58.112 for a Minor Subdivision.

John Bartolomei, Trustee, was present.

Code Enforcer Jeffery displayed the vacant lot for the proposed subdivision for the Members and audience.

Chairperson Collard opened the public hearing by reading the notice:

Notice of Public Hearing

NOTICE IS HEREBY GIVEN THAT, pursuant to Zoning Chapter 165-9 (Minor Subdivisions) of the Town of Porter Planning Board of the Town of Porter, 3265 Creek Road, Youngstown, New York (716-745-3730) on Thursday, December 3, 2020 for the purpose of considering and hearing all interested persons concerning the following:

7:05 p.m.: APPLICATION OF BROOKHAVEN TRUST, JOHN P. BARTOLOMEI, TRUSTEE, Vacant Lot Youngstown-Lockport Road, Youngstown; Tax Map 45.00-1-58.112 for Minor Subdivision.

Survey and Legal Description for the above application is available for viewing at the Town Hall Building Inspector's office during normal business hours.

Time(s) are approximate. Applicant(s) must be present.

*Amy L. Freiermuth, Secretary
Town of Porter Planning Board*

Mr. Bartolmei stated that he wanted to divide one parcel into four building lots. Two lots would be 105x200 while the other two would be 125x200 feet. Code Enforcer Jeffery stated that all the lots would meet minimum lot requirements.

Chairperson Collard asked what land was behind the proposed subdivision and Code Enforcer Jeffery stated it is the horse farm (currently for sale) off East Avenue.

With no audience questions or comments, a motion to close the public hearing was made by Chairperson Collard and seconded by Vice Chairperson Schulze. All in favor, motion carried.

With no further questions, a motion was made to approve the Minor Subdivision as presented. The motion was made by Vice Chairperson Schulze and seconded by Member Ross.

With no further discussion, roll was called:

Chairperson Collard: Yes

Vice Chairperson Schulze: Yes

Member Fox: Absent

Member Tower: Yes

Member Ross: Yes

Motion carried.

Sketch Plan Review for Julie Werkehiser, 671 Lake Road, Youngstown; Tax Map 32.20-1-4 for a Minor Subdivision.

Local contractor Phil Anello was present as Julie Werkehiser's representative. Code Enforcer Jeffery stated that Ms. Werkehiser does not own the property but is interested in purchasing it if she is able to subdivide the lot. The parcel is off of Lake Road with a home on the parcel close to Lake Road and runs the length of Johnson Road, which Ms. Werkehiser owns and maintains. Code Enforcer Jeffery continued that Ms. Werkehiser would like to subdivide the property into 3 parcels which would include 2 additional building lots. Each lot would meet the minimum size requirements and would measure approximately 100 x 220 feet. Code Enforcer Jeffery did state that the new parcels would need ingress/egress and that could be off of Johnson Drive.

After a lengthy discussion on the logistics of the subdivision, the Members and Attorney Dowd had a few concerns for the potential subdivision as presented including:

- Fire access/turn around as per the NYS Fire Code.
- Access and/or a maintenance agreement for all parties on Johnson Road.
- Coastal Erosion Hazard area regulations are met with the subdivision while maintaining minimum lot sizes with the newly created parcels.

Code Enforcer Jeffery and Mr. Anello agreed they would discuss the logistics/stipulations with Ms. Werkehiser so that she could make a better informed decision if she wishes to purchase the property.

Chairperson Collard stated that at this time the Planning Board would not be making a decision on the Sketch Plan as it was incomplete without the above details worked out.

Sketch Plan Review for Lynn Beahen, 3481 East Avenue, Youngstown; Tax Map 60.00-1-55 for a Minor Subdivision.

Code Enforcer Jeffery stated that Lynn Beahen would not be present at the meeting but asked if Code Enforcer Jeffery could explain her plans for Sketch Plan Approval.

Ms. Beahen currently owns 42.7 acres on the east side of East Avenue that she would like to subdivide into two parcels for residential and farming use. Each would meet minimum lot requirements with approximately 250 feet of road frontage each. All minimum setbacks would be met (there is currently a barn on the parcel). Code Enforcer Jeffery displayed the proposal division and explained that the south division line would mimic the “dog leg” of the current property line.

With no further questions or discussion, the Sketch Plan was approved as presented with a motion made by Vice Chairperson Schulze and seconded by Member Tower.

With no further discussion, roll was called:

Chairperson Collard: Yes

Vice Chairperson Schulze: Yes

Member Fox: Absent

Member Tower: Yes

Member Ross: Yes

Motion carried.

Attorney Dowd’s report

Attorney Dowd had nothing further to report.

Code Enforcer Jeffery’s report

Code Enforcer Jeffery’s stated he did not have a completed report for November, but would email it to the Members when it was done.

Correspondence / New / Old / Miscellaneous Business

Code Enforcer Jeffery stated that if the Members had not had the chance to drive by the Runaway Bay subdivision they should go check it out as much progress has been made.

Chairperson Collard stated the training for each Member needs to be completed and that there are online options available due to Covid restrictions.

With no further discussion, a motion to adjourn the meeting at 8:23 p.m. was made by Member Tower and seconded by Chairperson Collard. All in favor, motion carried.