

State of New York
County of Fulton
Town of Caroga

Minutes of a Planning Board Meeting held December 7, 2022 at the municipal building located at 1840 State Highway #10 at 7:00 pm with the following persons in attendance by roll call.

Chairman, Al Kozakiewicz- present
Matt Cooper - present
Karen Dutcher - present
Lynne Delesky - absent
Rick Gilmour - present
Tom Wojciechowski - present

John Isabella and Linda Gilbert were in attendance.

Motion to accept the minutes from the November second meeting made by Rick Gilmour, seconded by Tom Wojciechowski. All approved.

P2022-10, John and Patricia Isabella lot line amendment

Mr. Isabella explained that the Zieman's, who own the adjoining property are opening a boat storage facility. They have agreed to sell ½ acre lot to the Isabella's for a buffer parcel. The two parcels that will be adjusted are 38.-1-25 owned by John and Patricia Isabella and 38.-1-28 owned by Carol & Karl Management, LLC. The parcel is 0.575 acre.

Rick Gilmour asked if there was a well on the parcel to be conveyed. There is a well on that property, but there is an agreement to establish use of the well for the property with the house. There was some question about what would happen if the property is sold; Chairman Kozakiewicz explained that this happens frequently and as long as it's in the deed it's not a Planning Board concern. The parcel being conveyed is not a separate building lot but will become part of the Isabella's parcel.

Chairman Kozakiewicz asked if there were any further questions. There were none.

Chairman Kozakiewicz made a motion to accept P2022-10 lot line amendment, seconded by Tom Wojciechowski.

Chairman Kozakiewicz asked if there was any further discussion. Matt Cooper asked if the easement for the well was deeded yet. It was explained that it isn't since the lot line hasn't been approved yet.

Rick Gilmour wanted to make sure that the site plan for the boat storage hadn't changed - it hasn't. It will only limit the boats that can be parked. Chairman Kozakiewicz explained that one of the conditions of the site plan was to establish screening along Rt 10 and 29A.

Roll call vote; all in favor, lot line amendment granted. Maps were signed and returned to the applicant. Chairman Kozakiewicz explained to Mr. Isabella that he needs to bring the signed map to Fulton County to show that the amendment was approved.

P2022-11 Scott Parillo lot line amendment. The applicant was not present. Chairman Kozakiewicz left it to the board to decide whether or not to discuss the lot line amendment without the applicant present. The lots in question are SBL 115.-1-69.1 and SBL 115.-1-69.2

Rick Gilmour wanted to know why the house was allowed to be put so close to the property line, since he thought it was fairly new construction. It was noted that the exterior had recently been modified but that the house was not new construction. Chairman Kozakiewicz noted that this application involves wetlands. The APA did make a ruling that the agency has no jurisdiction of the matter. The amendment will not impact the surrounding wetlands.

It was noted that the lot line will create a conforming lot
Tom Wojciechowski noted that it seemed straight forward. There was no further discussion.

Rick Gilmour made a motion to accept the lot line amendment. Seconded by Matt Cooper. Roll call vote. All in favor - motion carried. Maps were signed and distributed.

There was no new business to be discussed.

Karen Dutcher asked if the board will be taking up the definitions in the Zoning ordinance in an attempt to clarify some of them. Chairman Kozakiewicz asked if Karen wanted to volunteer to flag the definitions that needed to be clarified. Karen said that she would come up with a list of terms. Chairman Kozakiewicz reminded the board that there is a process to changing terms that is quite involved. Linda Gilbert pointed out that suggested changes need to be presented to the Town Board prior to the March meeting. Chairman Kozakiewicz said that he will send a package of what the Planning Board comes up with to Linda Gilbert prior to the March meeting so that it can be put on the agenda.

Chairman Kozakiewicz made a motion to adjourn the meeting at 7:35. Seconded by Matt Cooper. All in favor. Meeting adjourned.

Submitted by Laura Nealon, Clerk, Planning Board 12-20-22