

A Combined Special Workshop of the Town Board and the Planning Board was held on the 22nd day of October, 2008 at the Town Building, Fly Creek, NY at 7:00 PM.

Town Board Members Present:

Bill Michaels	Councilperson
Anne Geddes-Atwell	Councilperson
Meg Kiernan	Councilperson
John Schallert	Councilperson

Planning Board Members Present:

Paul Lord	Planning Board Chairman
Donna Borgstrom	Member
John Philips	Member
Joe Galati	Member

Also Present:

Pam Deane	Town Clerk
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Planning Board Chairman Paul Lord called the meeting to order.

Lord submitted proposed revisions which were read and reviewed by the members.

Issues discussed were as follow:

- NYS Ethics Requirements vs. Town Ethics Committee recommendations: Lord informed Town Board members that there is a wide diversity of opinion as to what the ethical requirements are for the participation by Planning Board members in deliberations. After reviewing NYS Law and the Code of Ethics Law the Town Board adopted, the Planning Board has concluded that the Ethics Board has no power under Town Law and therefore is going to follow NYS Ethics Requirements.
- Clear cutting of trees along the lake: Members still found no formula that would guarantee the prevention of erosion. The type of ground cover and percentage of area that can be cut should be addressed during site plan review.
- The use of alternates for the Planning Board and Zoning Board of Appeals: Lord explained the importance of having alternates. The alternate would be expected to attend all meetings and would take the place of an absent member. Lord stated that almost every meeting there is at least one member absent. A majority of the vote is based always on a seven member board not by the number present.
- Private Roads: It was suggested that Homeowner's Associations not be mandated. It would be better to prohibit deeded roads and have all property owners own to the center of the shared road.
- Heirloom barns and buildings: It was agreed that Barns older than 60 years and buildings older than 110 years add historic and rural character and merit protection. Buildings of this nature, regardless of what district, would be allowed a special use permit under site plan review to ensure restoration and protection of the historic external appearance and minimum impact on neighbors.
- Motels: Single building or group of attached or detached buildings containing completely furnished guest rooms or dwelling units, the majority of which have separate entrances directly from outside the building, with conveniently located automobile parking spaces provided on the lot or parcel of land for separate rooms or dwelling units as required thereof, which are designed, intended to be used, or used wholly or in part for the accommodation of guests who are primarily transient automobile travelers. "Motel" includes auto courts, motel lodges and tourist courts. (The members had no issues with this proposed definition}.
- Extended Stay Facility: "A building containing no more than twenty-four (24) dwelling units, with a minimum of 800 square feet devoted to each occupant in a dedicated living area with bathroom and kitchenette, for visitors staying between 30 to 120 days." Concerns: This is an increase of 15,000 square ft. over what is currently allowed. The members decided to table further discuss for another time.
- Bill Michaels re-submitted a proposal that he first introduced to the Town Board in 2005 adding "Adult Housing Facilities" to the Special Permitted Uses list in the RA-2 District to the Land Use Law. Michaels also submitted definitions for the members to consider. The Planning Board supported the idea.

Meeting was adjourned at 9:10PM.

Respectfully Submitted,  
Pamela Deane/Town Clerk

