

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, JANUARY 10, 2013

A Regular meeting of the Little Falls Planning Board was held on January 10, 2013 at the town hall commencing at 6:30 p.m. with the following members present:

Present:       Chairwoman Gwen Gulley  
                  Vice Chairman Robert Stapf  
                  Member Elaine Cobb  
                  Member Thomas Canastar  
                  Member Scott Todd

Others Present: Recording Secretary, Sandra Regan.

-Chairwoman Gulley called the meeting to order.

RESOLUTION #1  
Minute Approval

On motion of Chairwomen Gulley, seconded by Vice Chairman Stapf, the following resolution was ADOPTED-vote:

Ayes: Chairwomen Gulley, Vice Chairman Stapf; Members Cobb, Canastar, Todd  
Noes-0

RESOLVED that the minutes of the September 2012 meeting, as submitted by Secretary Regan, hereby be approved.

RESOLUTION #2  
Acceptance of Resignations-Riddell, Olson, Billings

On motion of Vice Chairman Stapf, seconded member Cobb, the following resolution was ADOPTED-vote:

Ayes: Chairwomen Gulley, Vice Chairman Stapf; Members Cobb, Canastar, Todd  
Noes-0

RESOLVED that the Planning Board hereby accepts the resignations of members Riddell, Olson and Billings.

-Chairwomen Gulley suggested that the board's annual meeting be changed from April of each to January of each year. The board agreed and the Board's By-Laws were amended.

RESOLUTION #3  
Amendment to Planning Board's By-Laws

On motion of Chairwomen Gulley, seconded Vice Chairman Stapf, the following resolution was ADOPTED by roll call vote:

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, JANUARY 10, 2013-CONT.

(Resolution #3-cont.)

Chairwomen Gulley	Aye
Vice Chairman Stapf	Aye
Member Cobb	Aye
Member Canastar	Aye
Member Todd	Aye

RESOLVED that the Town of Little Falls Planning Board hereby approves that the Planning Board's annual meeting be changed from the month of April of each year to January of each year and that the Board's By-Laws hereby be amended as such.

-Chairwomen Gulley stated that she would like to step down as Chairwomen and would like to have some else to take over the position.

Discussion was held on this matter with all those present agreeing that Chairwomen Gulley and Vice President Stapf should switch positions for the year and possibly rotate the positions of all members on a yearly basis in the future.

Yearly appointments were made.

RESOLUTION #4

Chairman Appointment-Robert Stapf

On motion of Member Cobb, seconded by Member Canastar, the following resolution was ADOPTED by roll call vote:

Chairwomen Gulley	Aye
Vice Chairman Stapf	Aye
Member Cobb	Aye
Member Canastar	Aye
Member Todd	Aye

RESOLVED that Vice Chairman, Robert Stapf, hereby be appointed as Chairman for the year 2013.

RESOLUTION #5

Vice Chairman Appointment-Gwenn Gulley

On motion of Member Canastar, seconded by Member Stapf, the following resolution was ADOPTED by roll call vote:

Chairman Stapf	Aye
Member Gulley	Aye
Member Cobb	Aye
Member Canastar	Aye
Member Todd	Aye

RESOLVED that Chairwomen, Gwen Gulley, hereby be appointed as Vice Chairman for the year 2013.

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, JANUARY 10, 2013-CONT.

RESOLUTION #6

Secretary Appointment-Sandra Regan

On motion of Member Canastar, seconded by Member Cobb, the following resolution was ADOPTED by roll call vote:

Chairman Stapf	Aye
Vice Chairwomen Gulley	Aye
Member Cobb	Aye
Member Canastar	Aye
Member Todd	Aye

RESOLVED that Sandra Regan, hereby be appointed as Planning Board Secretary for the year 2013.

-Vice Chairwomen Gulley stated that there has been no contact from the Snowmobile Club and that in regards to the Country Club, she will be taking packets up to Kristin Campbell to review to see where the town stands in this matter.

-Discussion was held on working on sub-division rules with the board deciding that all members are to look for samples from other municipalities and review the ones they had for the next month's meeting.

-The next regular meeting will be held on February 5, 2013 at 6:30 p.m. at the town hall.

-Meeting adjourned at 7:55 p.m.-Chairman Stapf, Vice Chairwomen Gulley

-Respectfully submitted,

Sandra Regan, Secretary

REGULAR MEETING, PLANNING BOARD, TOWN OF LITTLE FALLS, FEBRUARY 5, 2013

A Regular meeting of the Little Falls Planning Board was held on February 5, 2013 at the town hall commencing at 6:30 p.m. with the following members present:

Present: Vice Chairwomen Gwen Gulley  
Chairman Robert Stapf  
Member Elaine Cobb  
Member Thomas Canastar  
Member Scott Todd

Others Present: Recording Secretary, Sandra Regan; Town residents Garth and Beth Rice.

-Chairwoman Gulley called the meeting to order.

RESOLUTION #7  
Minute Approval

On motion of Vice Chairwomen Gulley, seconded by Chairman Stapf, the following resolution was ADOPTED-vote:

Ayes: Chairwomen Gulley, Vice Chairman Stapf; Members Cobb, Canastar, Todd  
Noes-0

RESOLVED that the minutes of the November 2012 meeting, as submitted by Secretary Regan, hereby be approved.

-Privilege of the floor was granted to those present.

Town residents, Garth and Beth Rice voiced their concerns over the sale of their neighborhood property to New York Land and Lakes.

Mr. Rice stated that the company has purchased 298 acres and are subdividing the land into several lots for quick sale. Mr. Rice questioned the board if this can be done and if the company had submitted a site plan review to do so.

The board responded that they had not been aware of this matter until recently, that no site plan had been received, nor have they had any contact from the company.

Mr. Rice stated that they have tried to purchase some of the property surrounding their home from the previous owner but that the owner never wanted to sell any of the land, and that they cannot afford what the new owners are now asking for the land. Mrs. Rice stated that they are selling the land for much more than it is worth and was concerned that the cost of the lots would increase the tax rate of their property.

The board stated that there was nothing anyone can do about how much someone sells their property for.

Discussion was held on whether or not the land can be subdivided without a site plan review and what constitutes a subdivision. Member Cobb stating that she believes there is a law of some sort limiting of how many lots can be subdivided and sold within a specific time.

Chairman Staph is to contact Attorney Malone about this matter and report back to the board at next month's meeting.

REGULAR MEETING-PLANNING BOARD, TOWN OF LITTLE FALLS, FEBRUARY 5, 2013-CONT.

-Vice Chair Gulley reported that the Town of Herkimer has not heard anything from the Country Club, that they have until the end of February to submit their plans.

-Vice Chair Gulley reported that there has been no contact from the East Herkimer Sno-Riders.

Member Todd stated that the club had an event on the property and questioned if they should have to have some kind of permission or permit to hold any events.

Chairman Staph will ask Attorney Malone if permits are needed to hold events.

-The board discussed working on subdivision rules. The board is to review samples of other municipalities to discuss at next month's meeting.

-Vice Chair Gulley stated that she will contact Kristin Campbell and see what the town needs regarding the Country Club estates

-The next regular meeting will be held on March 5, 2013 at 7:00 p.m. at the town hall.

Respectfully submitted,

Sandra Regan  
Town Clerk

## PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, MARCH 5, 2013

A Regular meeting of the Little Falls Planning Board was held on March 5, 2013 at the town hall commencing at 6:30 p.m. with the following members present:

Present: Chairman Robert Stapf  
Vice Chairwoman Gwen Gulley  
Member Elaine Cobb  
Member Thomas Canastar  
Member Scott Todd

Absent: Recording Secretary Sandra Regan

Note: Due to Secretary Regan's absence, the minutes were recorded by Member Scott Todd.

Others Present: Town resident, William Bladdek, 404 Eatonville Rd., Little Falls, NY.

-Chairman Robert Stapf called the meeting to order @ 6:30 p.m. with the Pledge of Allegiance.

### RESOLUTION #8

Minute Approval

On motion of Member Canastar, seconded by Member Cobb the following resolution was ADOPTED- vote:

Ayes: Chairman Stapf, Vice Chairwoman Gulley, Members Todd, Cobb, Canastar  
Noes- 0

RESOLVED that the minutes of February 5, 2013 meeting, as previously submitted by Secretary Sandra Regan, hereby be approved.

-Privilege of the floor was granted to Mr. Bladdek.

Town resident William Bladdek, 404 Eatonville Rd town of Little Falls, NY addressed the board with a written request for approval to conduct a used car sales (part-time) business from his residence on Eatonville Rd. Little Falls. He plans to obtain a NYS dealers license, but does not plan to obtain a NYS DMV repair license. He stated he will not be doing any repairs at that location. He plans to buy cars at auctions and detail them for resale. He requested a letter from the planning board approving his request. He will also obtain a business certificate from the Herkimer County Clerk.

Chairman Stapf questioned Mr. Bladdek with regard to how many cars would be for-sale at his location at any one time. Bladdek stated no more that 4 or 5. Bladdek stated that no cars would be parked on the street.

Member Canastar questioned Bladdek with regard to whether he planned to build a building in conjunction with the business. Bladdek stated at some point in the future he may. He plans, sometime in the future, to build a personal garage and may add an extra bay to do detail work. Bladdek has not applied for a building permit. He was provided with information regarding the building permit process.

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, MARCH 5, 2013-  
CONT.

Member Gulley advised Bladdek that the town has no zoning law that would conflict with his request to operate the business out of his residence.

Chairman Stapf suggested that the board approve Secretary Regan's issuance of a letter to Mr. Bladdek advising that the board had no objection to his business request.

RESOLUTION #9

Acceptance of Mr. Bladdek's request to operate business from his residence

On motion on Chairman Stapf, seconded by Member Canastar, the following resolution was ADOPTED- vote:

Ayes: Chairman Stapf, Vice Chairwoman Gulley, Members Cobb, Canastar, Todd  
Noes-0

RESOLVED that the Planning Board hereby requests that Secretary Regan issue a letter to Mr. William Bladdek accepting his request to operate a business from his residence at 404 Eatonville Rd in the town of Little Falls, pending his compliance with all New York State DMV auto dealer regulations for such a business. There is currently no zoning law in the town of Little Falls that would preclude such business at his location.

-Chairman Stapf stated that he was advised by Little Falls Town Supervisor Marhaver that the town code enforcement officer Phil Green recently issued a new building permit for a proposed building of a storage pole barn by the East Herkimer Sno-Riders Snowmobile Club on their property located on Shells Bush Rd in the town of Little Falls.

Discussion was held regarding whether the club would require a site plan review for such new construction and whether the building would be considered a "commercial structure" or not. Chairman Stapf stated that he will consult with town attorney David Malone, with regard to whether the building permit is valid without a site plan review first. Chairman Stapf will report back to the board.

-Chairman Stapf advised the board that he did discuss the use of the snowmobile property for racing events with town Attorney Malone. Attorney Malone advised that under the land use section of the site plan law, racing events that created noise levels above the ambient level would require a site plan review. Other uses of a minor noise impact nature would not require a site plan review. Member Todd also had a discussion with attorney Malone who stated, in his opinion snowmobile racing events would require a site plan review because of the noise level effect on neighbors (Site Plan Law Article III Section 305(A)).

-The next meeting will be held on April 2, 2013 at 6:30 p.m. at the town hall.

-Meeting adjourned at 7:50 p.m. – Chairman Stapf, Vice Chairwomen Gulley

Respectfully submitted,  
Member Scott Todd

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, APRIL 2, 2013

A Regular meeting of the Little Falls Planning Board was held on April 2, 2013 at the town hall commencing at 6:30 p.m. with the following members present:

Present: Vice Chairwoman Gwen Gulley  
Member Elaine Cobb  
Member Thomas Canastar  
Member Scott Todd

Absent: Chairman Robert Stapf

Others Present: Recording Secretary, Sandra Regan; Town resident Josh Watson; Joe Watson.

-Chairwomen Gully called the meeting to order with the Pledge of Allegiance.

RESOLUTION #10

Minute Approval

On motion of Member Canastar, seconded by Member Cobb the following resolution was ADOPTED- vote:

Ayes: Vice Chairwoman Gulley; Members Todd, Cobb, Canastar

Noes- 0

RESOLVED that the minutes of March 5, 2013 meeting, as previously submitted by Secretary Sandra Regan, hereby be approved.

-Privilege of the floor was granted to Mr. Josh Watson.

-Mr. Watson, owner of Rock City Trailers, located at 200 Flint Ave., Little Falls, NY, presented the board with a packet that described his business. Mr. Watson explained that his business is manufacturing custom built trailers. He stated that he is currently only making food concession trailers and that his trailers are sold all over the country as well as Canada and Burmuda. He stated that he does not do utility trailers anymore.

Mr. Watson stated that he resides at 1197 Shellsbush Rd and is present to address the board concerning he plans on moving the manufacturing part of his business from the City of Little Falls to the Town of Little Falls.

Mr. Watson stated that although his current location in the City is deemed commercial, he is moving from the City because his current location is in a waterfront district, and the process to be able to manufacture anything is extremely involved and difficult. Mr. Watson stated that he will continue to sell his trailers at his location in the city but is looking to manufacture them in a garage located at his residence in the town.

The board questioned Mr. Watson as to what is involved in the manufacturing of the trailers.

Mr. Watson stated that he does not manufacture the products used to make the trailers, but buys the material and puts the trailers together. He stated that his operation would run Monday through Friday, 8:00 am to p.m.. He stated that there are no chemicals involved in the process of constructing a trailer.

The board questioned Mr. Watson as to what the noise level was, if there was any waste, cutting, and painting involved.



PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, APRIL 2, 2013-CONT.

Mr. Watson stated that there is not excessive noise involved other than some hammering, the use of a band saw and some grinding. He stated that the grinding/cutting would happen about three times a week for approximately 45 minutes to an hour each time. He stated that there is some welding a little painting to touch up a few spots, which is done with a brush and a can of paint such as Rustoleum. He stated that there is no spraying of paint.

Mr. Watson stated that there is very little waste since they would scrap any metal that is not used and he plans to contact a local garbage hauler and obtain a small dumpster if needed.

The board asked how many employees he intends to have, if he had a lease with the property, and how his neighbor, who lives right next to him, feels about the business.

Mr. Watson stated that he currently has five employees and doesn't plan on having many more than that, that he does have a lease, and that his neighbor is on the road most of the time and that he has not spoken with him on the matter. Mr. Watson did say that the owner of both his and his neighbor's residence is aware of his business and supports it.

The board informed Mr. Watson that they did not have any objection to his business; however, since his business differs from the previous business that was there years ago, they have to question if his business would fall under the town's site plan's "change of use" section, which may require a site plan.

The board stated that before taking any action they would first like to consult with the town attorney to check on this.

Mr. Watson questioned what was involved with a site plan and how long it would take to get approval.

The board explained the procedure with Mr. Watson and told him that they would do their best not to hold him up and could possibly have this done in a month's time. Mr. Watson stated that he would be okay with that, but that he does need to have somewhere to start manufacturing soon.

After discussion it was decided that the board would approve the business, subject to attorney review. If no site plan is needed the board would consider holding a special meeting prior to next month's regular meeting to formally approve such.

Member Todd will contact Attorney Malone regarding this matter and will inform Mr. Watson whether or not a site plan is needed.

Mr. Watson thanked the board and left the meeting.

-Member Canastar reported that several lots had been sold on State Rte 167 and provided a list of said lots.

Discussion was held on this matter with the board agreeing that apparently this can be done since the land is not being sold as building lots or as a development, but rather just as a sale of land.

-Discussion was held on the recent issuance of a building permit to the snowmobile club for a pole barn. The questions how a permit can be issued since no site plan had been approved and citing the judge's ruling in the case doesn't believe this can be done. Since the permit was issued by Codes Enforcer Green on Attorney Malone's counsel, the board decided that to ask Attorney Malone to attend a meeting to explain this to them. Member Todd will contact Attorney Malone and ask him to attend the next Planning Board meeting.

The board was in agreement that they wanted to hold on any construction until this matter is clarified. Clerk Regan will inform Codes Enforcer Green on this matter.

-Clerk Distributed copies of a letter sent to Mr. Carlisto from the Town of Herkimer informing Mr. Carlisto that the timeline for the Mohawk Valley Country Club Expansion Project has expired; therefore, the application is withdrawn and any and all preliminary approvals or waivers

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, APRIL 2, 2013-CONT.

are considered lapse, and, if Mr. Carlisto's clients wish to continue with the expansion project, a new application will need to be submitted and the process for approval would begin again.

-Clerk Regan read the letter she had sent to Mr. William Bladek on behalf of the Planning Board approving his residential auto business.

-There was no further business.

-The next regular meeting will be held on May 7, 2013 at 6:30 p.m. at the town hall.

-Meeting adjourned at 7:54 p.m.

Respectfully submitted,  
Sandra Regan

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, MAY 7, 2013

A Regular meeting of the Little Falls Planning Board was held on May 7, 2013 at the town hall commencing at 6:35 p.m. with the following members present:

Present: Chairman Robert Stapf (arrived at 7:00 p.m.)  
Vice Chairwoman Gwen Gulley  
Member Elaine Cobb  
Member Thomas Canastar  
Member Scott Todd

Others Present: Recording Secretary Sandra Regan; Codes Enforcer, Phil Green; Attorney For the Town, David Malone.

RESOLUTION #11

Minute Approval

On motion of Member Canastar, seconded by Member Todd the following resolution was

ADOPTED- vote:

Ayes: Vice Chairwoman Gulley, Members Todd, Cobb, Canastar

Noes- 0

RESOLVED that the minutes of April 7, 2013 meeting, as submitted, hereby be approved.

RESOLUTION #12

Business Approval-Josh Watson, Rock City Trailers

On motion of Vice Chairwoman Gulley, seconded by Member Todd the following resolution was ADOPTED- vote:

Ayes: Vice Chairwoman Gulley; Members Todd, Cobb, Canastar

Noes- 0

WHEREAS Josh Watson, owner and operator of Rock City Trailers had met with the Board at the May 7, 2013 meeting and presented a plan to operate a utility trailer manufacturing business located at 1197 Shellsbush Road and requested planning board approval to do so, and

WHEREAS the board, after consideration, decided that based on Mr. Watson's description of the work that will take place at said location and the fact that no new remodeling, exterior alterations or building construction will occur to the pre-existing garage structure, and that no construction noise will exceed the ambient level nor will any offensive odors be generated during the trailer construction process,

BE IT RESOLVED that the Town Planning Board hereby waives the submission of the site plan process and approves said business proposal as currently described by Mr. Watson, and

BE IT FURTHER RESOLVED that should conditions change in the future, the Town Planning Board reserves the right to re-review the use of the property to determine at that time whether those changes would create a requirement for a full site plan review.

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, MAY 7, 2013-CONT.

-Member Todd addressed Codes Officer Green stating that he was confused over the issuance of a building permit to the snowmobile club and how they are able to continue to build when a stop work order was issued.

Officer Green responded that a section 78 needs to be filed, that he had spoken with the state and was told that a building permit could be issued.

Member Todd stated he respects Officer Green's opinion, but that he doesn't believe they had a right to build the barn and continue work.

-Codes Officer Green had to leave the meeting to attend another meeting. Officer green left at 6:50 p.m.

-The board asked Attorney Malone to clarify the issuance of the building permit to the snowmobile club.

Attorney Malone responded that this is not a Planning Board issue, but a Board of Appeals issue; therefore no specific discussion should take place on this case.

A general discussion was held on procedures with Attorney Malone stating that it is the decision of a Codes Officer whether or not to issue a permit. If someone objects, that person must file an appeal. The person who issued the permit gets notice of the appeal and decides whether or not building should stop. If an appeal is filed, and a stop work order issued, building should stop; however, an owner determines whether or not the stop work order is advisory or required and can or cannot proceed at their own risk.

Attorney Malone stated the matter with the snowmobile club is scheduled to go before a hearing of the Town's Board of Appeals. That board will decide whether or not the permit was properly issued and will decide whether or not the permit is to be rescinded. If a person objects to the Board of Appeals decision, they can appeal that decision and file an article 78.

-The Planning Board thanked Attorney Malone for his time. Attorney Malone left the meeting.

-The board agreed that the town's current site plan needs to be worked on and will do so at next month's meeting.

-The next meeting will be held on June 4, 2013 at 6:30 p.m. at the town hall.

-Meeting adjourned at 8:00 p.m.-Members Canastar, Stapf

Respectfully submitted,

Sandra Regan, Recording Secretary

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, JUNE 4, 2013

A Regular meeting of the Little Falls Planning Board was held on June 4, 2013 at the town hall commencing at 6:30 p.m. with the following members present:

Present: Vice Chairwoman Gwen Gulley  
Member Elaine Cobb  
Member Thomas Canastar  
Member Scott Todd  
Member Donald Deschene

Absent: President Robert Staph

Others Present: Recording Secretary Sandra Regan

The board welcomed new member Donald Deschene.

RESOLUTION #13

Minute Approval

On motion of Member Canastar, seconded by Member Todd the following resolution was ADOPTED- vote:

Ayes: Vice Chairwoman Gulley, Members Todd, Cobb, Canastar, Deschene

Noes- 0

RESOLVED that the minutes of May 7, 2013 meeting, as submitted, hereby be approved.

-The board reviewed and worked on the Town's site plan law. The board will continue to work on the law at the next regular meeting.

-Do to the 4<sup>th</sup> of July holiday and members being unable to attend do to vacations, it was decided not to hold a monthly meeting in July unless needed.

-The next regular meeting will be held on August 6<sup>th</sup> at 6:30 p.m. at the town hall.

-Meeting adjourned at 7:55 p.m.-Chairwomen Gulley, Member Cobb.

Respectfully submitted,  
Sandra Regan, Recording Secretary

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, AUGUST 6, 2013

A Regular meeting of the Little Falls Planning Board was held on August 6, 2013 at the town hall commencing at 6:30 p.m. with the following members present:

Present: Member Elaine Cobb  
Member Thomas Canastar  
Member Scott Todd  
Member Donald Deschene  
Member Jesse Bucenec

Absent: President Robert Staph  
Vice President Gwenn Gulley

Others Present: Recording Secretary Sandra Regan, Town residents Mary Simmons and Gerald Lavigne

-Meeting was called to order, roll call was taken.

The board welcomed new member Jesse Bucenec.

RESOLUTION #14  
Minute Approval

On motion of Member Todd, seconded by Member Canastar the following resolution was ADOPTED-  
vote:

Ayes: Members Todd, Cobb, Canastar, Deschene, Bucenec  
Noes- 0

RESOLVED that the minutes of June 4, 2013 meeting, as submitted, hereby be approved.

-Secretary Regan distributed copies of a letter for the board's review that she had received from Supervisor Marhaver, sent to Mr. Carlisto from NYS Dept. of Health regarding the Country Clubs Estate Project.

-Town residents, Mary Simmons and Gerald Lavigne, addressed the board concerning their proposal to open a business called Jermar Farm, LLC, Country Flare, located at 1170 Shellsbush Road. Ms. Simmons present a written statement to the board that the purpose of the business is to have a place to sell farm products such as goat milk soap and lotion, jewelry, refurbished furniture and local artist's paintings and works. Ms. Simmons stated that the 14 x 32 building she intends to build will also double as the office for a second educational business called Simmons Forensic Science Center. Ms. Simmons stated that the building is a portable building that is attractive and that will blend in with the farm surroundings. Ms. Simmons submitted a packet of drawings for the building, stating that the building meets the town's setback requirements. Ms. Simmons stated that the business will be a low traffic building that will not negatively impact the area.

The board questioned what the hours of operations will be, if there will be signage and parking.

Ms. Simmons stated that the hours of operation will be 11:00 to 6:00 every day, there will be a sign at the end of her driveway and that there is room for parking.

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, AUGUST 6, 2013-CONT.

-Member Cobb, stated that she is recusing herself from this matter due to her previous involvement with Ms. Simmons and Mr. Lavigne involving complaints with their animals being in the road.

After review, it was the consensus of the board, excluding member Cobb, to waive the site plan process since the business, as proposed, is an agricultural business and they had no objections to the business; therefore, the proposed business was approved.

RESOLUTION #15

Approval of Jermar Farm, LLC Country Flare Business

On motion of Member Canastar, seconded by Member Deschene, the following resolution was ADOPTED by roll call vote:

Member Canastar	Aye
Member Todd	Aye
Member Deschene	Aye
Member Bucenec	Aye
Member Cobb	Recused

WHEREAS, the Town of Little Falls Planning Board has reviewed a business proposal submitted by Ms. Mary Simmons to construct a building to operate a business to sell agricultural products, jewelry, refurbished furniture and art, and to house an office for an educational business, and

WHEREAS, the Town of Little Falls Planning Board considers the said business proposal to be of an agricultural nature that will not negatively impact the area,

BE IT RESOLVED that the Town of Little Falls Planning Board hereby waives the Town's Site Plan process for said business, and

BE IT FURTHER RESOLVED that the Town of Little Falls Planning Board hereby approves the business Jermar Farm, LLC Country Flare, co-owned by Ms. Mary Simmons, located at 1170 Shellsbush Road in the Town of Little Falls and directs the recording secretary to forward a copy of this resolution to Ms. Simmons.

Adopted: August 6, 2013

-Ms. Simmons thanked the board and left the meeting.

-The board reviewed and worked on the Town's site plan law. The board will continue to work on the law at the next regular meeting.

-The next regular meeting is scheduled for September 3rd<sup>th</sup> at 6:30 p.m. at the town hall.

-Meeting adjourned at 7:55 p.m.-Chairwomen Gulley, Member Cobb.

Respectfully submitted,  
Sandra Regan, Recording Secretary

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, SEPTEMBER 5, 2013  
(Due to Labor Day Holiday, meeting was moved from Sept. 3<sup>rd</sup> to the 5<sup>th</sup>)

A Regular meeting of the Little Falls Planning Board was held on September 5, 2013 at the town hall commencing at 6:42 p.m. with the following members present:

Present: Vice President Gwen Gulley  
Member Thomas Canastar  
Member Donald Deschene  
Member Jesse Bucenec

Absent: President Robert Staph  
Member Elaine Cobb  
Member Scott Todd

Others Present: Recording Secretary Sandra Regan

-Meeting was called to order, roll call was taken.

RESOLUTION #16  
Minute Approval

On motion of Member Canastar, seconded by Member Deschene the following resolution was ADOPTED- vote:

Ayes: Members Canastar, Deschene, Gulley, Bucenec  
Noes- 0

RESOLVED that the minutes of August 6, 2013 meeting, as submitted, hereby be approved.

-The board continued to review and work on the Site Plan Law. The board will continue to work on the Law at the next regular meeting.

-The next regular meeting will be held on October 1, 2013 at 6:30 p.m. at the town hall.

-Meeting adjourned at 7:55 p.m.-Members Canastar, Deschene

Respectfully submitted,

Sandra Regan, Secretary



PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, OCTOBER 1, 2013

A Regular meeting of the Little Falls Planning Board was held on October 1, 2013 at the town hall commencing at 6:40 p.m. with the following members present:

Present:        President Robert Staph  
                  Vice President Gwen Gulley  
                  Member Thomas Canastar  
                  Member Jesse Bucenec  
                  Member Elaine Cobb  
                  Member Scott Todd

Absent:         Member Donald Deschene

Others Present: Recording Secretary Sandra Regan

-Meeting was called to order, roll call was taken.

RESOLUTION #17

Minute Approval

On motion of Member Todd, seconded by Member Canastar the following resolution was ADOPTED- vote:

Ayes: Members Staph, Gulley, Canastar, Todd, Bucenec, Cobb

Noes- 0

RESOLVED that the minutes of September 5, 2013 meeting, as submitted, hereby be approved.

-The board continued to review and work on the Site Plan Law. The board will continue to work on the Law at the next regular meeting.

-Note: Due to the general election, the November meeting was cancelled. The next regular meeting will be held on December 2, 2013 at 6:30 p.m. at the town hall.

-Meeting adjourned at 8:05 p.m.-Members Gulley, Scott

Respectfully submitted,

Sandra Regan, Secretary

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, DECEMBER 3, 2013

A Regular meeting of the Little Falls Planning Board was held on December 3, 2013 at the town hall commencing at 6:35 p.m. with the following members present:

Present:       President Robert Stapf  
                  Vice President Gwen Gulley  
                  Member Thomas Canastar  
                  Member Elaine Cobb  
                  Member Scott Todd  
                  Member Donald Deschene

Absent:         Member Bucenec

Others Present: Recording Secretary Sandra Regan

-Meeting was called to order, roll call was taken.

RESOLUTION #18

Minute Approval

On motion of Member Canastar, seconded by Member Gulley the following resolution was ADOPTED- vote:

Ayes-Members Gulley, Stapf, Canastar, Todd, Deschene, Cobb

Noes-0

RESOLVED that the minutes of October 1, 2013 meeting, as submitted, hereby be approved.

-The board continued to review and work on the Site Plan Law.

-Secretary Regan reported that she had been contacted by Chris's Collision and that they are considering building an addition to their business, but that nothing has been received from them as of yet.

-Discussion was held on the lack of vegetation screening at the wind tower substation. Vice Chairwomen, Gulley, stated that they were to have planted trees or shrubs to block the neighbor's view.

After discussion, it was decided to forward a letter to the company requesting that they plant vegetation in the spring. Member Todd will work on the letter for the board's review at the next meeting.

-The next regular meeting will be held on January 7, 2014 at the town hall at 6:30 P.m.

-Meeting adjourned at 7:45 p.m.-Members Gulley, Todd

Respectfully submitted,

Sandra Regan, Secretary