

PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, MAY 3, 2016-CONT.

(Res. #3-Cont.)

RESOLVED that Member Scott Todd hereby be appointed as Vice-Chairman of the Town Planning Board effective immediately for the year 2016.

RESOLUTION #4

Recording Secretary Appointment, Sandra Regan

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

Vice-Chairman Todd	Aye
Chairwomen Cobb	Aye
Member Gulley	Aye
Member Stapf	Aye
Member Deschene	Aye

RESOLVED that Sandra Regan hereby be re-appointed as Recording Secretary of the Town Planning Board effective immediately for the year 2016.

-Oath of office cards and codes of ethics were signed by the appointees.

-Discussion was held on the activity on the property of the East Herkimer Snowmobile club.

Secretary Regan reported that Codes Enforcer Green had reported to the Town Board that he has been to the property and that the club may be considering building a meeting room; however, there is nothing going on at this time, and he has informed them that should they proceed with any building, they would first have to come before the planning board.

-Discussion was held on the possibility of a horse boarding business operating on O'Hara Road.

Chairwomen Cobb reported that she had met the owner of the property and suggested she contact secretary Regan regarding her intent.

Secretary Regan stated that she has not, as of this date, been contacted.

Discussion was held on whether or not such a business would be considered a commercial or agricultural business and susceptible to Site Plan Review.

After discussion it was decided that Chairwomen Cobb would contact the County Comprehensive Agency regarding these questions and depending on her findings, invite the property owner to attend a meeting.

This matter was tabled.

-Discussion was held on the need to find another planning board member with mention of a couple names for consideration. After discussion, it was decided that Vice-Chairman Todd will contact a couple of residents to see if they may interested.

-The next regular meeting will be held on June 7, 2016 at 6:30 p.m. at the town hall.

-Meeting adjourned at 7:55 p.m.-Vice-Chairman Todd, Member Gulley

Respectfully submitted,  
Sandra Regan, Secretary

REGULAR PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, JUNE 21, 2016

A Regular meeting of the Little Falls Planning Board was held on June 21, 2016 at the town hall commencing at 6:30 p.m. with the following members present:

Present:       Member Scott Todd  
                  Member Gwen Gulley  
                  Member Elaine Cobb  
                  Member Robert Stapf  
                  Member Donald Deschene  
                  Member Ken Schlag

Absent:         Member Jesse Bucenec

Others Present: Sandra Regan, Secretary; Town resident, Phyllis Schlag

-Note: Due to a lack of a quorum on June 7<sup>th</sup>, the regular monthly meeting was changed to this date.

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

-Newly appointed member, Kenneth Schlag, was welcomed to the board. Oath of office card and codes of ethics were signed by the appointee.

RESOLUTION #5

Minute Approval

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

ADOPTED- vote:

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

Noes-0

RESOLVED that the minutes of the previous meeting, as submitted, hereby be approved.

-Town resident Phyllis Schlag, at the request of the Planning Board, was present to address the board regarding the activity of boarding horses on her property on O'Hara Rd.

Mrs. Schlag stated that she would like to board a few horses on her property.

The board questioned how many horses she currently boards on the property. Mrs. Schlag stated that she currently boards two horses. One horse's owner pays boarding fees, the other works off the fee.

The board questioned how many acres she had, what was done with the manure, and what her intent was. Mrs. Schlag stated that she owns 90 acres, the manure is used as compost, and that she plans on having no more than 10 to 12 horses.

After discussion, the board agreed that no site plan was needed at this time, but would revisit this matter should she exceed 12 horses.

RESOLUTION #6

Approval for Phyllis Schlag Horse Boarding Business

On motion of Member Deschene, seconded by Member Stapf, the following resolution was

ADOPTED by roll call vote:

Member Todd        Aye

Member Gulley     Aye

Member Cobb        Aye

REGULAR PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, JUNE 21, 2016-CONT.

(Resolution #6 Cont.)

Member Stapf	Aye
Member Deschene	Aye
Member Schlag	Abstain

WHEREAS the Planning Board of the Town of Little Falls, has discussed with Mrs. Phyllis Schlag, her current horse boarding activity on O'Hara Rd. and her future intent with said horse boarding business, and

WHEREAS the Planning Board, after discussion, has determined that no site plan review is needed at this time,

BE IT RESOLVED that the Little Falls Planning hereby approves the boarding of up to 12 horses for Mrs. Phyllis Schlag's horse boarding business located on O'Hara Rd., and

BE IT FURTHER RESOLVED that said business be subject to review should the business exceed the boarding of 12 horses, or should there be any changes to the business, from horse boarding to any other activity.

-Member Kenneth Schlag abstained from discussion and voting on this matter due to his spousal relationship to Mrs. Schlag.

-Discussion was held on the need to update the Planning Board section on the Town's website. Secretary Regan stated she would work on this.

-General discussion was held on flood risks, code matters, and comprehensive planning.

-Due to the Holiday and vacations, the board decided not to hold a meeting in July.

-The next regular meeting will be held on August 2, 2016 at 6:30 p.m. at the town hall.

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

Respectfully submitted,  
Sandra Regan, Secretary

REGULAR PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, SEPTEMBER 6, 2016

A Regular meeting of the Little Falls Planning Board was held on September 6, 2016 at the town hall commencing at 6:30 p.m. with the following members present:

Present:       Member Scott Todd  
                  Member Gwen Gulley  
                  Member Elaine Cobb  
                  Member Robert Stapf  
                  Member Donald Deschene  
                  Member Ken Schlag  
                  Member Jesse Bucenec

Others Present: Sandra Regan, Secretary; Town resident, James Bonnell; Owner of Extreme Reality Contracting, LLC, Stephen Francis

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

RESOLUTION #7

Minute Approval

On motion of Member Cobb, seconded by Member Stapf, the following resolution was

ADOPTED- vote:

Ayes-Members Todd, Gulley, Cobb, Stapf, Deschene, Schlag, Gulley, Bucenec

Noes-0

RESOLVED that the minutes of the previous meeting, as submitted, hereby be approved.

-Mr. Stephen Francis, owner of Extreme Reality Contracting, LLC, was present to review with the board his intent to open and operate an equipment repair and resale business on the property, owned by Mr. James Bonnell, at 1276 State Rte 5s, Mohawk, NY.

Mr. Francis stated he is currently renting the site from Mr. Bonnell, and to possibly purchase the property in the future.

Mr. Bonnell stated that the site has always been a trucking/equipment business and that equipment has always been repaired and sold. Mr. Bonnell stated that he had been a liquid and waste removal business for years, but shut down the business in 2014.

Mr. Francis stated that he is renting the property with the option to buy and currently repairs his own equipment there now. Mr. Francis stated that he would like to open up a heavy equipment repair shop and possibly sell equipment. Mr. Francis stated that he purchases equipment for parts he needs, and fixes up the extra equipment he doesn't need and resells it. Mr. Francis stated that he is not looking to become an authorized dealer of equipment but wants to resell any used equipment he doesn't need. Mr. Francis stated that he is looking for approval to have a dealership and repair license whereas Mr. Bonnell only had a repair license. Mr. Bonnell stated that he had a waste transportation license but gave it up.

-The board questioned Mr. Bonnell and Mr. Francis on the disposal of any waste oil. Mr. Bonnell stated that waste oil is used for heating, that it is a clean burn system, that it's stored in tanks that he had concreted so there is no leaks and or discharge to the environment.

-The board questioned what kind of procedures are followed involving safety risks with equipment use such as welders and torches. Mr. Francis and Mr. Bonnell stated that this is regulated by OSHA.

REGULAR PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, SEPTEMBER 6, 2016-  
CONT.

-The board questioned what the hours of operations would be and how many employees there would be. Mr. Francis stated that the business is open during the week and weekend and he has one permanent employee on the premises during operations.

-The board questioned if there were any obnoxious odors or noise. Mr. Francis stated that there is no obnoxious odors or noise.

Mr. Bonnell stated that when he was in business, he ran his trucks all hours of the day, had garbage trucks on the property and that there was never any complaints or problems with the neighbors. Mr. Bonnell stated he wasn't aware of any problems even prior to his ownership of the property when Talarico owned and operated a business.

-After review, the board found that the business is exempt from a site plan review because there is no change to the existing venue of the business and siting section 305, article 3, of the Town's Site Plan Review Law, there is no change of use, and approve the business.

RESOLUTION #7

Approval of Extreme Reality Contracting LLC Business

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

Member Todd	Aye
Member Gulley	Aye
Member Cobb	Aye
Member Stapf	Aye
Member Bucenec	Aye
Member Deschene	Aye
Member Schlag	Aye

WHEREAS the Planning Board of the Town of Little Falls, has discussed and reviewed with Mr. Stephen Francis, owner of Extreme Reality Contracting LLC, and property owner, Mr. James Bonnell, their intent to operate a heavy equipment repair and resale business at 1276 State Route 5s, Mohawk, NY and

WHEREAS the Planning Board, after discussion and review, has determined that there is no change to the existing venue of the business and siting section 305, article 3, of the Town's Site Plan Review Law, find there is no change of use,

NOW BE IT RESOLVED that the Little Falls Planning hereby approves the operation of a heavy equipment repair shop and dealership at such location, and

BE IT FURTHER RESOLVED that the Chairman of the Planning Board hereby be authorized to forward a letter of said approval to the NYS Department of Motor Vehicles, subject to building code and regulations approval by the Town Codes Officer.

-Discussion was held on the what DMV regulations the Planning Board should be aware of. Member Todd will contact the DMV regarding such.

-General discussion was held on looking into comprehensive planning.

REGULAR PLANNING BOARD MEETING, TOWN OF LITTLE FALLS, SEPTEMBER 6, 2016-  
CONT.

The next regular meeting will be held on October 6, 2016 at 6:30 p.m. at the town hall.

-Meeting adjourned at 8:00 p.m.-Member Gulley, Member Cobb

Respectfully submitted,  
Sandra Regan, Secretary