

**TOWN OF GAINES PLANNING/ZONING BOARD MEETING**

JUNE 13, 2013

7:00PM

Present: Chairman Michael Grabowski, Vice-Chairman Raymond Burke:  
Members: David Thom, George Fleshman(alternate)

Guests: Gary Davy, Brett Kast, Oded Kalir, Jim Kirby, Dennis Button, David Snell

Excused: Members: Marilyn Miller, Curtis Strickland

Chairman Grabowski called the meeting to order at 7:04PM with the Pledge of Allegiance to the Flag.

**Approval of April 2013 Minutes**

On a motion of Vice-Chairman Burke, seconded by Member Thom, the following was

Carried Ayes 4 Burke, Grabowski, Thom, Fleshman  
Nays 0

The April 2013 minutes are approved as is.

**Ciesielski/Ducharme Subdivision**

David Snell as representative for Ciesielski and Ducharme gave an overview of how they would like to subdivide the property into 4 parcels. One parcel has already been sold to Charles Knapp and one other parcel has an offer in on it. One parcel is land locked with an easement from the owner of 10'. This is not large enough for a driveway but would be fine for a four wheeler. This parcel is only going to be used for hunting and a right away for the wheeler is fine. Because there is less than 4 subdivisions there is nothing for the board to look at. At this time no permits have been obtained from the town. As long as the permits have been purchased from the town by 6/20/13 (\$50 for subdivision + \$15 per parcel = \$110 total) this will be able to be sent to the county for review and returned back to the town for the July 1<sup>st</sup> meeting.

On a motion of Vice-Chairman Burke, seconded by Member Fleshman, the following was

Carried Ayes 4 Burke, Grabowski, Thom, Fleshman  
Nays 0

The Town of Gaines will be the lead agency for the SEQR of the Ciesielski/Ducharme Subdivision application.

On a motion of Vice-Chairman Burke, seconded by Member Thom, the following was

Carried           Ayes 4 Burke, Grabowski, Thom, Fleshman  
                      Nays 0

Town of Gaines is Lead Agency for the Type 2 action under SEQR Ciesielski/Ducharme Subdivision application.

On a motion of Member Thom, seconded by Vice-Chairman Burke , the following was

Carried           Ayes 4 Burke, Grabowski, Thom, Fleshman  
                      Nays 0

Town of Gaines will record to county for preliminary review for the Ciesielski/Ducharme Subdivision application once the appropriate permits have been obtained from the town. Chairman Grabowski is going to amend the application stating that David Snell is representing Ciesielski and Ducharme.

### **Oded Kalir Site Plan**

Oded Kalir has purchased a 1400 square foot home that is surrounded by his farm. He would like to use this home as migrant housing for 14 tenants. At this time the parcel is not zoned agricultural. Oded Kalir has applied for the parcel to become agricultural. It is approximately .8 of an acre, has septic, electric and town water. It has been approved by the health department to house 14 people. There is a 75' paved driveway with 3-4 existing parking spots and he is planning to add an additional 3-4 spots, although only 1-2 spaces are needed. Oded Kallir is to contact the town with tax id for the parcel so that is may be forwarded to the county.

On a motion of Vice-Chairman Burke, seconded by Member Fleshman, the following was

Carried           Ayes 4 Burke, Grabowski, Thom, Fleshman  
                      Nays 0

The Town of Gaines will be the lead agency for the SEQR of the Oded Kalir application.

On a motion of Vice-Chairman Burke, seconded by Member Thom, the following was

Carried           Ayes 4 Burke, Grabowski, Thom, Fleshman  
                      Nays 0

Town of Gaines is Lead Agency for the Type 2 action under SEQR Oded Kalir application.

On a motion of Member Thom, seconded by Vice-Chairman Burke, the following was

Carried           Ayes 4 Burke, Grabowski, Thom, Fleshman  
                      Nays 0

Town of Gaines will record to county for preliminary review for the Oded Kalir Site plan.

### **Kast Farms, Inc. Site Plan**

Gary Davy reviewed Kast Farms Inc plan to add four single wide 1000 square foot mobile homes onto the farm to house 32 people (8 to each home, which is approved by the county health department). There was some confusion as to who owned the property and housing as both East Gaines Land and Kast Farms Inc were listed on the plan. East Gaines Land owns the land that the homes will be on but Kast Farms Inc will own the housing. A 20' wide gravel driveway will be put in to meet section 1004. There will not be a need for parking as all transportation will be provided. There is no plan to add any landscaping as they will be set far back off of the road and there are no neighbors. Section 665 states that the tax id must be certified as an agricultural district, 6 people to a single wide mobile home, and it meets all federal, state and local codes. There will be public water, septic and the setbacks have been met. Section 656 which states mobile home current regulations have been met. The need for a storage shed is being looked into.

On a motion of Member Thom, seconded by Vice-Chairman Burke the following was

Carried           Ayes 4 Burke, Grabowski, Thom, Fleshman  
                      Nays 0

The Town of Gaines will be the lead agency for the SEQR of the Kast Farms, Inc site plan.

On a motion of Vice-Chairman Burke, seconded by Member Thom, the following was

Carried           Ayes 4 Burke, Grabowski, Thom, Fleshman  
                      Nays 0

Town of Gaines is Lead Agency for the Type 2 action under SEQR Kast Farms Inc. site plan.

On a motion of Member Thom, seconded by Vice-Chairman Burke, the following was

Carried           Ayes 4 Burke, Grabowski, Thom, Fleshman  
                      Nays 0

Town of Gaines will record to county for preliminary review for the Kast Farms, Inc. Site plan .

### **VariANCES**

Kast Farms Inc. is requesting a variance to house 8 individuals instead of 6 in each of their single wide homes. They need to have 32 individuals and it is more cost effective for them to only have 4 homes. This does meet NYS Health Department Codes.

Kast Farms Inc. is requesting a variance to install these homes on peer support systems instead of a full basement foundation. This is an approved installation in New York State. This will be more cost effective and also easier for removal if they are not used for a three year period.

**Planning Board Role** – to review applications and that all proper information is included to be forwarded to the county for review. The Planning Board meets the first Monday of the month.

**Zoning Board of Appeals Role** – to deal with variances or grievances when a permit has been denied by the code enforcement officer. The ZBA meets as needed. Turn around time from when an application comes in to the time the board meets and discusses is usually two weeks.

With no further business on a motion from Member Thom, seconded by Member Fleshman the meeting was adjourned at 8:23pm.

Respectfully Submitted,

Need to be done

1. David Snell to purchase permits to subdivide by 6/20/13.
2. Oded Klair needs to contact the town with the tax id# for his parcel that he would like to turn into migrant housing and sketches of boundaries of the property.
3. All 3 individuals (if have all proper paperwork and permits completed) need to attend the county meeting on June 27<sup>th</sup> at 7:00pm. The Zoning Board secretary needs to call to remind them.
4. Public hearing ads need to be set up
5. All individuals should plan to attend the July 1<sup>st</sup> Town of Gaines Planning Board Meeting.