

NORTH EAST TOWNSHIP PLANNING COMMISSION

Monday February 6, 2023 7:00 P.M.

Minutes

Call to Order: Vern Frye called the meeting to order at 7:00. All Board members and Jay were present.

Minutes of the January 3, 2023 meeting were reviewed. Matt motioned for approval; Dennis seconded. Approved.

Old Business: None

New Business:

1. Mario Mazza presented a plan to sub-divide parcel 37-009-014.0052.00 into two separate parcels, separating the house from the wooded area. His plan did not show the complete acreage in the residual parcel to the south and he was asked to get that corrected for the final approval. He already had County Planning approval and he was reminded that he needed NET Planning Commission approval for the preliminary before going to the County. His preliminary plan was approved with the condition that the plans be revised to show the entire residual parcel. Char motioned for approval; Vern seconded. Approved.

Preliminary R-2

2. Jeffery Haines presented a plan to sub-divide his property, parcel 37-027-111.0-006.00, separating the grapes from the woods. It was recommended that he remove the eastern proposed property line to make the access road contiguous to his existing property, with a short area of about 30' width to access the wooded area to the north. It was also suggested that he provide an easement to the vineyard purchaser for access to the ditch. Motion for approval of this preliminary plan was made by Char; Dennis seconded. Approved.

Preliminary R-1

3. Randy Graham presented a plan to sub-divide parcel 37-020-061.0002.00. The property at the northwest corner of Brickyard and US 20 is in two different zoning classifications-- B-1 and A-1. B-1 extends 550' north of the south property line at US 20. A buyer would like to purchase the vineyard in the north parcel. It was mentioned that the property line does not have to be the same as the zoning district line. The parcel is in Clean and Green. If a new septic is needed for the house, that is a County Health Dept. issue. The proposed lot split is 30' south of the end of the vineyard. Char motioned for approval; LeAnn seconded. Approved.

Preliminary B-1/A-1

4. Municipal Planning Agency Review of the Lakeshore Sanitary Sewer Extension—Sewage Facilities Planning Module. Jay presented a proposed plan for the extension of sanitary sewer from Chase Road (end of the existing system) to the NY State line. The proposed sewer from Chase Road to Conservation Park has already been approved, but it is not yet funded or constructed. Extension from Conservation Park to the State Line is being added to the proposed project. This project is consistent with our recently completed Comprehensive Plan update. It was pointed out that anyone within 150' of a sanitary sewer line MUST tie into the sewer per federal EPA regulations. Both sections of the proposed project still require funding before proceeding and they may or may not be designed, bid, and constructed together. Motion was made to authorize Vern Frye to sign the Sewer Planning Module by Matt; seconded by Dennis. Approved.

Variance Hearings: None

Discussions:

1. Solar Energy Development Ordinance. Matt reviewed the proposed changes and comments made on our initial review of the Conditional Use Permit. We agreed that long-term, these conditions would be part of the Solar Energy Ordinance, but to expedite things for Mrs. Kirschner, the proposed project on Crawford Road would be handled as a Conditional Use Permit. If the state does not approve legislation, that would be the developer's issue, not the property owner's. Dennis mentioned that Big Energy is fighting this legislation. It was noted that to the best of anyone's knowledge, NE Township has never done a Conditional Use of this magnitude before. It was agreed that these conditions would be handled as "Exhibit A." A meeting may be required for anyone within 500' of the project. The Supervisors will determine if a public hearing is required. Bob Jeffreys needs to review Exhibit A first. A motion was made to provide the Conditional Use Permit/Ordinance draft proposal to the solicitor by Dennis; seconded by Char. Approved. Thanks to Matt and Dennis for all the work that they put into drafting this document.

Walk-Ins/Other Items: None

Adjournment: Char motioned for adjournment.



Charlene M. Kerr, AICP
Secretary