

**TOWN OF NILES PLANNING BOARD\**  
**Niles Town Hall, New Hope, New York**  
**April 20, 2011**

**Present:** Bob Martin  
Bill Carman  
Jason Cuddeback  
Charlie Greene  
Anthony Hart  
Bill Stinson

Others present: Mike Gorr, Kathleen Gorr, Mr. & Mrs. Anthony Calogero, Mary Menapace

The meeting was called to order at 7:40 P.M. Mr. Martin asked everyone to stand for the Pledge of Allegiance. The March minutes were approved.

A presentation was given by Mike Gorr and Mary Menapace on the topic” what we can do to protect ourselves from hydrofracking.”

- Mr. Gorr stated that this kind of gas drilling does not follow our rural character.
- Mr. Gorr believes that following Niles Town Code book section 170 site plan review, four points, that gas drilling does not meet the requirements.
- Mr. Gorr would like to see the Planning Board make a formal recommendation to the Town Board to ban hydrofracking in the Town of Niles because it does not satisfy the criteria in the above section of the Code book.
- Ms. Menapace noted that there is a law in legislature that can control where drilling can be done and prohibit drilling with zoning regulations.
- Mr. Martin announced that Brody Smith, town attorney, is very informed and up to date on information that he shares with the board on hydrofracking
- Mr. Hart spoke of the excellent dialogue the Planning Board has had on hydrofracking with Mr. Stinson’s leadership. The board is committed to pursue activity on recent suggested laws. The board is presently researching several proposed laws related to this topic.

**Old Business:**

- Mr. Martin asked Donna Porter to check to make sure that the February minutes were on the web site.
- Mr. Martin made a motion to change the meeting date to the 3<sup>rd</sup> Thursday of each month at 7:30 P.M. Mr. Cuddeback seconded the motion. All approved.
- Donna Porter will have the meeting date changed on the web site. Also she will add that a resident wishing to have a proposal reviewed should call the Town Clerk’s office and be added to the agenda.
- The next Cayuga County Planning Board training will be at BOCES on July 20<sup>th</sup>, topic, Introduction to the Planning Board.
- Skaneateles Watershed will hold their next meeting on May 4<sup>th</sup>.

**Lake lot area**

- Mr. Martin handed out information from Brody Smith on alternatives for an amendment to the lot area on a lake lot. It is suggested that a new law be created.
- The Planning Board agrees that a pre-existing, non-conforming lot prior to 1987, should have a 1 acre and a minimum of 15,000 square feet.

#### Driveway cuts

- Mr. Martin obtained information from the State of New York Department of Transportation on requirements of driveway cuts. Mr. Greene will look over the information and report back to the Board.

#### Site Plan review

- Mr. Hart spoke about a checklist that he developed to use as a quick guide to Town of Niles laws section 170-4. Mr. Hart will email the Board the checklist to review and bring back their comments to the next meeting.

#### **New Business:**

- Anthony Calogero property owner of tax map # 164.06-1-21.1 located at 433 Boscobel Lane on Fire lane 22 Owasco Lake, Moravia, NY proposes to sub divide his property. Mr. Calogero would sell a section of property with 100 feet of lake frontage by 180 feet deep to Mr. Rick Stoker
- Mr. Martin made a motion to approve the sub division under the waiver provision, Mr. Carman seconded the motion, all approved.
- Maps were stamped and will be filed.

#### Lot area

- Mr. Martin asked the board to go through another section of the Niles Code book pertaining to a lot.
- He asked that the following sections be looked at: 164-6,164-7,164-8 A&B, 164-9B,
- 190-3, 4, 4-C, 190-4, A&B-1, 190-7, A-1 A-2, A-4, 190-7C, C-1, D-4, E-1, F-2, F-3. Please note any sections that may have been missed, bring comments to the next meeting.

A motion to adjourn the meeting was made at 9:25 by Mr. Stinson and seconded by Mr. Hart

Respectively submitted,

Donna Porter