

Town of Alexander
PLANNING BOARD REGULAR MEETING
March 25, 2013

Present: Linda Higley, Chairperson; John O'Neil, Michael Schmieder, James Hess,
Robert Kelsey
Also: Laura Schmieder-Secretary; Joseph Higley, Town Supervisor; Bernard
Schmieder, P.E., Valerie Edwards, resident

The meeting was called to order at 7:00 p.m. by Chairperson Higley. On motion by John O'Neil, seconded by Robert Kelsey, and carried, the minutes of the February 25, 2013 meeting were approved as written. 5 – Yes 0 – No Motion carried

Old Business: Land Separation – Sean Hotnich

On motion by Michael Schmieder, seconded by John O'Neil, and carried, to give final approval to Sean Hotnich for the land separation of tax map #13-1-19.11. Parcel #1 – 8.309 acres (to be sold); Parcel #2 – 2.999 acres, and Parcel #3 – 8.156 acres. All parcels meet the road frontage requirements. All signatures were recorded on the survey maps with the letter of filing from the Genesee County Clerk to follow. 5 – Yes 0 – No Motion carried

New Business: Land Separation – Robert Howe

Bernard Schmieder was in attendance to speak to the Board in regard to the land separation of lands owned by Robert Howe, tax map #14-1-13.11 (includes #14-1-31.1 – 124.8 acres) The parcel is 155.4 acres and Robert is separating 55.061 acres to be sold. Robert has submitted the short SEQR form and the Ag Data Statement. The two parcels meet the road frontage and acreage requirements.

On motion by John O'Neil, seconded by Michael Schmieder, and carried, the Alexander Planning Board has announced its intent to serve as Lead Agency in the matter of the Robert Howe Land Separation. The Planning Board has determined that this project is a Type II Action as defined under SEQR and has therefore issued a Negative Declaration for this project. 5 – Yes 0 – No Motion Carried

On motion by John O'Neil, seconded by Michael Schmieder, and carried, to give preliminary approval to Robert Howe for a land separation of tax map #14-1-31.1 into parcels as described above. 5 – Yes 0 – No Motion carried

Land Separation – Kevin Geer

Bernard Schmieder also spoke about the land separation request by Kevin Geer, tax map #4-1-55.2, 5.25 acres. He is asking to separate into 2 parcels. Parcel #1 will consist of 3.52 acres and will include the house. Parcel #2 will be 1.729 acres and includes the old barn. All of the required paperwork has been submitted and the separation meets the road frontage and acreage requirements.

On motion by John O'Neil, seconded by Robert Kelsey, and carried, the Alexander Planning Board has announced its intent to serve as Lead Agency in the matter of the Kevin Geer Land Separation. The Planning Board has determined that this project is a Type II Action as defined

under SEQR and has therefore issued a Negative Declaration for this project. 5 – Yes 0 – No
Motion carried.

On motion by James Hess, seconded by Robert Kelsey, and carried, to give preliminary approval to Kevin Geer for a land separation of tax map #4-1-55.2 into parcels as described above. 5 – Yes 0 – No Motion carried

Special Use Permit – Home Occupation – Valerie Edwards

Valerie was present this evening to request approval for a home occupation. She is a speech therapist and is looking to expand her services to her home property at 3389 Dodgeson Road, tax map #14-1-57.2. This would be for one-on-one sessions with clients. She will use the existing barn facility and a portable 80' x 110' arena in her therapy sessions with clients. Parking will not be an issue as she will only work with one client at a time. She does not anticipate using any signage as this is client-based.

On motion by Robert Kelsey, seconded by John O'Neil, and carried, to send the request for a special use permit – home occupation – to the Genesee County Planning Department.
5 – Yes 0 – No Motion carried

This request will be mailed to the Genesee County Planning Department to be heard at their April 11, 2013 meeting. The Alexander Planning Board will hold a public hearing on this matter at our next meeting on April 22, 2013.

Peddler's Local Law

On motion by James Hess, seconded by John O'Neil, and carried, to approve the Peddler's Local Law as written and forward it to the Town Board to process into law. 5 – Yes
0 – No Carried

On motion by James Hess, seconded by Michael Schmieder, and carried, to approve the Peddler's Application as shown to the Board (sample). This will also be sent to the Town Board for approval. 5 – Yes 0 – No Motion carried

We had a member of the St. Paul's United Church of Christ request to put some signage along Route 98 South as it goes into the Village of Attica. The signs say "Welcome to Attica, Home of St. Paul's." The church member is asking permission to ask homeowners in that area to place these signs in their yards, off of the State Route right-of-way. After much discussion, the Board took action on this matter.

On motion by James Hess, seconded by Robert Kelsey, and carried, to pass this issue on to the Town Board with the recommendation that these signs not be allowed in the Town of Alexander.
5 – Yes 0 – No Motion carried

On motion by John O'Neil, seconded by Michael Schmieder, and carried, the meeting adjourned at 8: 15 p.m.

Respectfully submitted,

Laura Schmieder
Recording Secretary