

Planning Board Meeting
February 5, 2024

Present: Chairman Bob Salmon, Heidi DuSell, Frank Kaylor, Jason Tardio, Karl Anderson, Andy Jones, Counsel Stacy Marris, Code Officer Jeff Geer, Keith & Sue Wilcox, Carrie & Dave Montroy, Jill Doss

Chairman Salmon opened the meeting at 7:05 p.m.

Keith & Sue Wilcox - 173 W Genesee Street - Boundary Modification request
Keith & Sue Wilcox appeared before the Board with an application and maps to request a boundary modification for two parcels of land that they own located adjacent to one another on West Genesee Street. One lot has their home and the other lot is vacant. This request will be required to be submitted to Madison County Planning for their review and recommendation. Mr. Wilcox explained their request and also showed a photograph of the properties. A public hearing was scheduled for March 4, 2024 at 7 p.m. Counsel Marris advised that if the boundary modification is approved, a re-combined deed will be required.

Shipping Container Discussion

The Board members discussed the February 14, 2023 recommendation letter sent to the Village Board regarding shipping containers as noted below. The Mayor has asked the Board to re-visit the recommendation due to some community comments relative to the proposed local law that was drafted last year and no action was taken on it due to how it could possibly negatively impact the business owner's company operation.

*"Mayor Elizabeth Bough Martin
and Board of Trustees
Village of Chittenango
222 Genesee Street
Chittenango, NY 13037*

Dear Mayor Bough-Martin and Board Members,

RE: RECOMMENDATION -SHIPPING STORAGE UNITS/CONTAINERS

The Village Planning Board engaged in a long and exhaustive discussion in regard to the use of shipping containers in the Village at their meeting on February 6, 2023.

The Board reviewed sample local law legislation from nearby communities and considered how a shipping container could be best assimilated and aesthetically acceptable in a way that our residents would not object.

The appropriateness of various zoning districts was debated and ultimately, it is the Planning Board's recommendation that the use of shipping containers as a structure as habitation or storage is opposed because of the limited parcels in Light Industry and the potential impact on residential properties. The Board also took into consideration the preservation of the gateway to the east and west into the Village. The Board reviewed the Zoning Map as they reviewed and considered this request for recommendation by the Village Board. The Village is a small community and the availability in developable property is limited."

Carrie and Dave Montroy appeared at the meeting to discuss their concern about the proposed language that was drafted last year about license permanent contractors. The concern is that the shipping/storage units should be accessible to all, not just

licensed contractors. The Board talked about temporary use for storage, possibly setting some kind of time frame, setting up two categories; licensed bonded contractors and other rentals. Carrie Montroy commented that their rentals normally average six months, but some do run for longer periods of time. The group discussed licensed and bonded contractors, temporary storage by anyone; establish a provision to limiting the time frame and scope for bigger construction projects, establish two separate classes and circumstances; 1. licensed and bonded, and 2 any other individual/business for temporary storage limited to a time frame. It was also suggested language be included for pod placement including language about what is a pod and placement time limit. The Board is still not in favor of using shipping containers for habitation. The Secretary was asked to draft a recommendation and forward to Counsel for review.

Minutes

The Board members reviewed the minutes of January 8, 2024. Upon the motion made by Andy Jones and seconded by Karl Anderson, the Board unanimously approved the January 8, 2024 minutes as presented.

Next meeting

March 4, 2024

With no further business, meeting adjourned upon the motion made by Karl Anderson and seconded by Jason Tardio. All members voting in favor.

Respectfully submitted,

Jill A. Doss
Planning Board Secretary