

**Holland Town Planning Board Meeting
Wednesday, January 4, 2017**

Holland Town Hall

Members Attending:

Jennifer May
Marty Regan, Chair
Bill Shimburski
Dave Waligora
Karen Kline, Town Board liaison

Members Absent:

Rob Lewis
Tim Painter
Bob Weisner
Keith Schuessler, Alternate
Deb Draper, Secretary

Meeting was called to order at 7:30 p.m.

I. New Business

A.) There were no new special use requests referred to the Planning Board from the Town Board's December 2016 meeting.

B.) The Town Board is scheduling a January 2017 meeting to review the code book and asked the Planning Board for recommendations. The Planning Board reviewed and recommended the following:

Page 64:19, Section 64-21 Kennel License

Question regarding (B): Does the "1,000 feet" include neighbors across the street or adjoining properties only?

Page 120:59/60, Section 120-49-2(C) Farms; fowl and poultry

Add to (C): Lot size under 10 acres - number of fowl and poultry not to exceed ten (10). No rooster. Feed to be stored in rodent-free containers.

Page 120:60, Section 120-49-2 Farms; fowl and poultry

Add section: (D) Horses, hooved animals

Minimum lot size to be three (3) acres. Out of the three acres, one and one-half (1½) acres of usable pasture or exercise area is needed for each animal. (Example: for two horses, 4 acres of usable pasture is needed.)

Wellhead Protection – recommend a section be added describing "wellhead protection."

Designate wellhead protection area on zoning map for the new well. Marty to research and come up with recommended distance (1,000 feet?).

Page 120:91, Article X, Board of Appeals

No description on the "Planning Board" was found in the code book, except for a definition found on page 10405, Section 104-2 that references Article 16 of Town Law. It is recommended to add a separate Article (___) that describes the Planning Board (establishment, rules & regulations, etc.) similar to the Board of Appeals. Karen will bring suggested wording to the code review meeting. Also, where is Article 16, Town Law?

Solar Power – be sure to address Fire Company's issues. Agree to use Aurora, Wales & NYS's templates.

Lot Size – Planning Board feels the current lot size is okay.

Tire Dumping – would hate to lose this benefit for town residents, but understand it's a problem. Are there signs posted at the drop-off site? Most likely, the answer is yes.

Vineyards – Marty suggested we may want to include vineyards in the code, as they are becoming popular. Karen will see if she can pull some example codes from the Internet.

Meeting was adjourned at 8:30 p.m. The next Planning Board meeting is scheduled for Wednesday, February 1, at 7:30 p.m.

Respectfully submitted,

Karen L. Kline

December 2016 - Building Inspector Report

New Permits Issued									
Permit #	Zone	Date Issue	Address		Name	Type	Estimated Cost	Permit Fee	Renewal Fee/Fine
						Previous	\$2,426,950	\$6,615	\$550
16099	RA	12/7/16	13021	Vermont St	Kasprzyk, Andrew	8x12 Shed	100	20	\$ 100
16100	R2	12/21/16	7444	Olean	Rickettson, John	30"x36" Sign	1,000	20	
16101	RA	12/28/16	8601	Hunters Creek	Freyburger, Lauren	Reroof Asphalt	5,000	5	
Year to Month End Total							\$2,433,050	\$6,660	\$650

*- Renewal

Certificate of Occupancy and/or Compliance Issued						
Permit #	Zone	Date Issue	Address		Name	Type
16087	R1	12/11/16	241	Canada	Heitman, Jeff	Garage/Barn Demo
15101	RA	12/17/16	9566	S Protection	Barron, Gerald	2- 10x10 Tool Sheds
16064	RA	12/17/16		Vermont Hill	Network Building & Cons	Add Tower Antennas

Inspections						
Permit #	Zone	Date	Address		Name	Type
16091	RA	12/1/16	12644	Church St	Wilson, Jennifer	Rough Framing Inspection
15019	RA	12/3/16	12895	Whitney Rd	Sewastynowicz, John	Status
16021	RA	12/11/16	16021	Whitney Rd	Christensen, Josh	Status
16076	RA	12/11/16	9221	Vermont Hill	Claus, Daryll	Status
16058	RA	12/11/16	9391	Savage	Wahl to Wahl Const.	Status
16006	R2	12/17/16	7810	Olean	Eames, Luke	Status
16053	GB	12/17/16	240	N Main	Antholzner, Tim	Status
16023	RA	12/17/16	7164	Hunters Creek	Rowley, Kevin	Status
16026	RA	12/17/16	11537	Holland Glenwood	Poitras, Lawrence	Status
16059	R2	12/28/16	11377	Blanchard Rd	Duell, David	Status
16063	RA	12/28/16	12292	Church St	Golding, Alex	Status

Variance-Approved					
Var. #	Zone	Date	Address		Type

Voided Permits					
Permit #	Zone	Date	Address		Type

<u>DATE</u>	<u>LOCATION</u>	<u>VIOLATION</u>	<u>ACTION TAKEN</u>
12/1/16	9885 VERMONT HILL RD	STORAGE OF MORE THAN 1 VEHICLE (2 TOTAL) ON THE PROPERTY WITH NO CURRENT INSPECTION STICKER.	FOLLOW UP -- OWNER APPEARED IN COURT AND BECAUSE OF THE VIOLATION BEING REMEDIED, THE JUDGE DISMISSED THE CHARGE. THE OWNER HAD PREVIOUSLY PAID A \$250 FINE FOR THIS VIOLATION.
12/6/16	8601 HUNTERS CREEK	A NEW ROOF IS BEING INSTALLED AND NO PERMIT HAS BEEN ISSUED.	ADVISED THE CONTRACTOR TO INSTRUCT THE REALTOR TO CONTACT THE BUILDING INSPECTOR AND OBTAIN A PERMIT.
12/7/16	13021 VERMONT ST	STORAGE SHED ERRECTED WITHOUT A BUILDING ZONING PERMIT.	FOLLOW UP -- CHECKED WITH THE BUILDING INSPECTOR TO SEE IF THE OWNER HAS CONTACTED HIM FOR THE PERMIT. THE OWNER DID COME DOWN FOR THE PERMIT AND PAID A \$100 FINE ALONG WITH THE PERMIT FEE.
12/7/16	13021 VERMONT ST	STORAGE OF MORE THAN 1 VEHICLE (4 TOTAL) ON THE PROPERTY WITH NO CURRENT INSPECTION STICKER.	FOLLOW UP INSPECTION SHOWS 2 OF THE VEHICLES HAVE NOW BEEN REMOVED FROM THE PROPERTY.
12/7/16	13021 VERMONT ST	OPEN STORAGE OF JUNK AND TRASH ON THE PROPERTY.	FOLLOW UP INSPECTION SHOWS MOST ALL OF THE JUNK AND TRASH HAS NOW BEEN REMOVED. HE CONTINUES MAKING PROGRESS IN REMOVING THE BALANCE.
12/13/16	162 S. MAIN ST	STORAGE OF MORE THAN 1 VEHICLE ON THE PROPERTY WITHOUT A CURRENT INSPECTION STICKER.	FOLLOW UP INSPECTION SHOWS THE OWNER STILL HAS TWO VEHICLES STORED ON THE PROPERTY.
12/14/16	8601 HUNTERS CREEK	A NEW ROOF IS BEING INSTALLED AND NO PERMIT HAS BEEN ISSUED.	FOLLOW UP -- CONTACTED THE OWNER REGARDING THIS VIOLATION. SHE HAS CONTACTED THE BUILDING INSPECTOR TO MAKE ARRANGEMENTS FOR OBTAINING THE PROPER PERMIT.
12/15/16	9710 VERMONT HILL RD	A STEEL FRAME CARPORT HAS BEEN ERRECTED WITHOUT A PERMIT.	FOLLOW UP -- OWNER WAS DUE IN COURT ON 1/17/16 BUT FAILED TO SHOW UP. IT WAS NOTED THAT THE JUDGE HAS ISSUED ANOTHER FINE FOR \$100 TO THE OWNER. FURTHER ACTION MAY ALSO BE PENDING.
12/15/16	162 S. MAIN ST	STORAGE OF MORE THAN 1 VEHICLE ON THE PROPERTY WITHOUT A CURRENT INSPECTION STICKER.	FOLLOW UP INSPECTION SHOWS THE OWNER STILL HAS TWO VEHICLES STORED ON THE PROPERTY WITHOUT A CURRENT INSPECTION STICKER. TIME WAS 2:17 PM.

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TOWN OF HOLLAND
ZONING ENFORCEMENT OFFICER'S REPORT
(12/1/16 TO 12/31/16)

<u>DATE</u>	<u>LOCATION</u>	<u>VIOLATION</u>	<u>ACTION TAKEN</u>
12/15/16	162 S. MAIN ST	STORAGE OF MORE THAN 1 VEHICLE ON THE PROPERTY WITHOUT A CURRENT INSPECTION STICKER.	FOLLOW UP -- OWNER FAILED TO SHOW UP FOR HIS COURT APPEARANCE. FURTHER ACTION PENDING.
12/23/16	162 S. MAIN ST	STORAGE OF MORE THAN 1 VEHICLE ON THE PROPERTY WITHOUT A CURRENT INSPECTION STICKER.	FOLLOW UP INSPECTION SHOWS THERE ARE STILL 2 VEHICLES STORED ON THE PROPERTY WITHOUT A CURRENT INSPECTION STICKER.
12/23/16	162 S. MAIN ST	STORAGE OF MORE THAN 1 VEHICLE ON THE PROPERTY WITHOUT A CURRENT INSPECTION STICKER.	FOLLOW UP -- RECEIVED A NOTICE FROM THE HOLLAND TOWN COURT THAT THE OWNER IS TO REPORT TO THE COURT ON JANUARY 5TH, 2017 TO MEET WITH THE TOWN PROSECUTOR TO DISCUSS THE VIOLATION.
12/24/16	7148 OLEAN RD	FAILURE TO MAINTAIN A BUILDING AND PREMISES. UNSAFE BUILDING ON THE PREMISES.	FOLLOW UP -- ATTEMPTED TO LOCATED THE OWNER OF THE PROPERTY BUT COULD NOT DETERMINE HIS WHEREABOUTS. WILL CONTINUE TO ATTEMPT TO LOCATE. THE ACCESSORY BUILDING NOW HAS THE SOUTH PORTION OF THE ROOF COLLAPSED.
12/27/16	12410 VERMONT ST	ACCESSORY BUILDING BEING INSTALLED FORWARD OF THE MAIN DWELLING AND NO VARIANCE IS ON RECORD.	THE ACCESSORY BUILDING APPEARS TO BE LOCATED IN FRONT OF THE MAIN DWELLING BUT NO APPROVED VARIANCE HAS BEEN FOUND. WILL CHECK WITH THE BUILDING INSPECTOR SHORTLY.
12/27/16	13021 VERMONT ST	STORAGE OF MORE THAN 1 VEHICLE (4 TOTAL) ON THE PROPERTY WITH NO CURRENT INSPECTION STICKER.	FOLLOW UP -- THERE'S A VEHICLE LOCATED ON A TRAILER AND IT APPEARS TO BE READY FOR REMOVAL FROM THE PROPERTY. WILL CHECK ON IT IN A FEW DAYS.
12/27/16	13021 VERMONT ST	OPEN STORAGE OF JUNK AND TRASH ON THE PROPERTY.	FOLLOW UP INSPECTION DOES NOT SHOW ANY JUNK OR TRASH LOCATED ON THE PROPERTY AT THIS TIME.
12/28/16	12410 VERMONT ST	ACCESSORY BUILDING BEING INSTALLED FORWARD OF THE MAIN DWELLING AND NO VARIANCE IS ON RECORD.	FOLLOW UP -- CHECKED WITH THE BUILDING INSPECTOR TO SEE IF A VARIANCE WAS APPLIED FOR. THERE APPARENTLY WAS A MISCOMMUNICATION BETWEEN THE OWNER AND THE BUILDER AS TO THE PLACEMENT OF THE BUILDING. A VARIANCE IS NOW NECESSARY AND THE BUILDING INSPECTOR WILL ADVISE THE OWNER TO COME IN AND APPLY FOR THE VARIANCE.

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TOWN OF HOLLAND
ZONING ENFORCEMENT OFFICER'S REPORT
(12/1/16 TO 12/31/16)

FIRE INSPECTION REPORT

12/23/16 VERMONT ST INSPECTED ALL FIRE EXTINGUISHERS ON THE PREMISES AND FOUND THEM TO BE FULLY CHARGED AND READY FOR USE. ALSO, A DEFIBRILLATOR (CHECKED GREEN) IS READY FOR USE.
BOYS & GIRLS CLUB

12/24/16 15 KNOX DR RECEIVED A CALL FROM THE EAST AURORA FIRE CONTROL STATING THE FIRE COMPANY REQUESTED MY PRESENCE AT THIS LOCATION DUE TO A STOVE FIRE. MET WITH THE FIRE CHIEF AND INSPECTED THE APARTMENT. THE STOVE WAS REMOVED BY THE FIREMEN AND THE WALL BEHIND THE STOVE WAS DISCOLORED. DID NOT SEE ANY SMOKE OR C/O DETECTORS AT THIS TIME. CALLED THE OWNER WHO STATED THAT THE DETECTORS WERE INSTALLED PREVIOUSLY. ADVISED HIM TO HAVE HIS MANAGER CALL ME ON 12/26/16 AND SET UP AN APPOINTMENT TO PHYSICALLY SEE THE DETECTORS THAT WERE INSTALLED.

12/26/16 15 KNOX DR APARTMENT MANAGER CALLED AND AN APPOINTMENT WAS MADE TO INSPECT THE APARTMENT TOMORROW AT 10:30 A.M. ALONG WITH THE TENANT.

12/27/16 47 PEARL ST INSPECTED THE FIRE EXTINGUISHER ON THE PREMISES INCLUDING THE ONE IN THE TROOPER'S ROOM (TOWN HALL) AND FOUND THEM FULLY CHARGED AND READY FOR USE. ALSO, A DEFIBRILLATOR (CHECKED GREEN) IS READY FOR USE.

12/27/16 EDGEWOOD DR INSPECTED ALL FIRE EXTINGUISHERS ON THE PREMISES AND FOUND THEM TO BE FULLY CHARGED (HIGHWAY DEPT.) AND READY FOR USE. ALSO, A DEFIBRILLATOR (CHECKED GREEN) IS READY FOR USE.

12/27/16 3 LEGION DR INSPECTED ALL FIRE EXTINGUISHERS ON THE PREMISES AND FOUND THEM TO BE FULLY CHARGED (COMMUNITY CENTER) AND READY FOR USE. ALSO, A DEFIBRILLATOR (CHECKED GREEN) IS READY FOR USE.

12/27/16 15 KNOX DR MET WITH THE MANAGER OF THE APARTMENT COMPLEX AND INSPECTED THE APARTMENT ALONG WITH THE TENANT. THERE WERE COMBINATION DETECTORS INSTALLED UPSTAIRS AND ADVISED HER TO HAVE THEM ALSO INSTALLED ON THE FIRST FLOOR AS SOON AS POSSIBLE.

NOTES

12/1/16 INSPECTED THE HUNTERS CREEK MOBILE HOME PARK AND NUWERS JUNK YARD FOR APPROVAL OF THE YEARLY RENEWAL OF THEIR LICENSE. NO VIOLATIONS WERE NOTED. A LETTER TO THE TOWN CLERK WILL BE DRAFTED.

12/6/16 INSPECTED THE PROMOTIONS PERFECTED JUNK YARD FOR APPROVAL OF THE YEARLY RENEWAL OF THEIR LICENSE. THERE WERE NO VIOLATIONS NOTED. A LETTER TO THE TOWN CLERK WILL BE DRAFTED.

NOTES (CONTINUED)

12/8/16 12712 VERMONT STREET OWNER CALLED, STATING HE HAS GIVEN HIS TENANTS A 30 DAY NOTICE TO VACATE THE APARTMENT. HE ALSO STATED THAT HE WILL CONTINUE TO MAKE SURE THE PREMISES STAYS IN COMPLIANCE WITH STATE AND LOCAL CODES.

12/14/16 ATTENDED THE TOWN BOARD MEETING.

12/14/16 THE OWNER OF 8601 HUNTERS CREEK CALLED WANTING TO KNOW IF HORSES WERE ALLOWED ON THE 6.3 ACRES OF THE PROPERTY. APPARENTLY, SHE HAS A PERSON INTERESTED IN PURCHASING THE PROPERTY WHO WANTED TO KNOW IF HORSES WERE ALLOWED. ADVISED HER THAT HORSES ARE ALLOWED FOR THAT PROPERTY BUT A SPECIAL USE PERMIT WOULD ALSO BE NEEDED AND TO CONTACT THE BUILDING INSPECTOR FOR MORE DETAILED INFORMATION.

12/20/16 RECEIVED A CALL FROM A REPRESENTATIVE OF MORTON BUILDINGS REGARDING INFORMATION FOR REBUILDING THE GARAGE THAT WAS DESTROYED IN A RECENT FIRE AT 11334 HOLLAND GLENWOOD ROAD. GAVE HIM MOST OF THE INFORMATION HE NEEDED BUT ADVISED HIM TO CONTACT THE BUILDING INSPECTOR FOR MORE DETAILED INFORMATION.

12/21/16 RECEIVED A CALL FROM AN APPRAISER REQUESTING INFORMATION AS TO WHAT DISTRICT 12595 VERMONT STREET WAS LOCATED IN. ADVISED HER IT WAS IN R-A RURAL RESIDENTIAL AND AGRICULTURAL.

12/23/16 RECEIVED A CALL FROM A RESIDENT IN PINE VALLEY COMPLAINING ABOUT DRAINAGE ON THE ROAD IN A CERTAIN AREA. THE ROAD BECAME ICED OVER AT TIMES AND IT BECAUSE OF A NEIGHBOR'S PROPERTY. ADVISED THE CALLER THAT PINE VALLEY ROAD IS A PRIVATE ROAD AND NOT MAINTAINED BY THE TOWN. IT IS MAINTAINED BY ONE OR MORE OF THE RESIDENTS RESIDING IN PINE VALLEY. ATTEMPTED TO GO DOWN THE ROAD LATER ON BUT DECIDED NOT TO TAKE A CHANCE OF DAMAGING MY VEHICLE. LATER SPOKE WITH THE NEIGHBOR IN QUESTION WHO STATED THAT PART OF HIS PROPERTY WAS TAKEN OUT BY THE PERSON WHO PLOWS THE ROAD. THE REMOVAL OF SOIL BY THE PLOW BLADE HAS POSSIBLY OPENED UP A NATURAL SPRING CAUSING WATER TO FLOW ACROSS THE ROAD AND FREEZING DURING COLD WEATHER.


MICHAEL J. SLUCE
ZONING ENFORCEMENT OFFICER

HOLLAND DOG CONTROL OFFICER MONTHLY REPORT
MONTH OF DECEMBER 2016

DATE

WORK PERFORMED

12-2-16	SPCA called; wanted information on Holland resident.
12-3-16	Called SPCA; left message.
12-7-16	Spoke again with SPCA regarding Partridge Road resident, Has several animals; deplorable conditions. I advised the lady from the SPCA that she is a Colden resident; not Holland.
12-7-16	Call from Planning Board Secretary requesting my presence at the Town Planning Board this evening. Discussion: Request for kennel license; no longer going to pursue.
12-7-16	Called Town Clerk to check on Protection Road resident as to whether he got license for two dogs. No answer. Will call again.
12-9-16	Took DCO Report to Town Clerk.
12-14-16	Attended Town Board Meeting
12-16-16	Call from Partridge Road resident. They have a dog that came to their property. Asked that I pick the dog up.
12-16-16	Went to pick up dog on Partridge Road; owner of dog was there.
12-19-16	Call from resident on Olean Road. Missing his husky, since this morning.
12-21-16	Call from Holland resident reporting a shepherd dog running loose near Mobile Home Park.
12-21-16	Went to check on shepherd running at large near Mobile Home Park, Hunters Creek Road. No dog found.
12-23-16	Call from resident on Whitney Road reporting neighbor's dog barking all hours. Asked that I talk with them.
12-24-16	Went to talk with owner of dog barking continuously on Whitney Road. No one home; left my card.
12-26-16	Call from Olean Road resident; his Husky got loose and didn't come back.

Town Clerk
MERILU O'DELL

Highway Superintendent
PATRICK F. JOYCE

Town Attorney
RONALD P. BENNETT

Assessor
TAMMY ADSITT

TOWN OF HOLLAND

MICHAEL KASPRZYK - SUPERVISOR

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Town Justices
CHRISTOPHER O'BRIEN
WILLIAM J. FRANCAZAK

Council
WILLIAM KOLACKI
GEOFFREY HACK
ROBERTA HERR
KAREN L. KLINE

Tax Collector
JUNE E. McARTHUR

HIGHWAY MONTHLY REPORT

DECEMBER 2016

PLOWING AND SANDING:

Mix sand and salt and stock pile.

Install road snow markers.

Plowed the roads 31 times.

Plowed the parking lots 14 times.

Plowed the walks 10 times.

Cleaned Main Street.

EQUIPMENT:

#4 2007 International, replace the air dryer.

#6 2011 Kenworth, replaced the tailgate air valve. Install new front plow blade and shoes. Replace the wing D-block.

#7 2016 Kenworth, replace the headlight low beam resistor.

N.Y.S. inspections on # 4, 6, and the GMC pickup.

OTHER:

Read water meters.

Street light outage survey, 22 out.

Set up asbestos survey at garge in in the park.

Com center, exchange down stairs tables with upstairs tables.

Town Hall, fix lock on flag pole.

Had boiler repaired.

Boiler inspections.

Pushed tree off Vermont for EC highway.

NEXT MONTH:

Plowing. Service equipment

