

Town of Brookfield Planning Board

Brookfield Town Hall
10535 Main Street
Brookfield, NY 13314

Meeting Minutes

2013 Regular Monthly Meeting

Date: June 26, 2013 (Monthly July meeting held early due to 4th of July holiday)

Time/Location: 7:00PM, Brookfield Town Hall

Attendance:

Marylou Rhodes – Chairwoman
John Jones – Vice Chair
Karen Nowak – Secretary
Dan McCoach – Member
Fred Jones – Member
Karen Beehm – Alternate

Guests:

Ernie Merrill
Joe Hadder
Rob Norris
Joshua Haar
Benjamin Haar

ORDER OF BUSINESS:

1. Bill Getman contacted Marylou Rhodes about 2 subdivisions. The first is property subdivided in 2004 (11 parcels) and sold to Land in Lakes, Inc. The owner subdivided parcel #1 (35 acres) to create 2 more parcels of 7.5 acres each without coming to the Planning Board and submitted it to the county as a line change.
The second is the Susan Shann property, whose subdivision was approved by the Planning Board in 2004 (no issues).

The remainder of the meeting was a discussion about the Brookfield Comprehensive Plan.

2. Move Table of Contents in front of the 3 pages of town photos.
3. Number all pages for ease of finding sections and documents in Addendum.
4. Addendum 7A titled “Official Letter from NY Natural Heritage Program” is missing.
5. Addendum 4A – add word “General” before title of map.
6. Move 2 pages with graphics titled “Equinomics” and “Come Ride with Us” to front behind photos of town.
7. Delete all wording in Section 4 (geology) stating “millions” and/or “hundreds of years” because those are not known facts.
8. A heated discussion took place between Planning Board members and the guests. John and Fred Jones believe a Comprehensive Plan becomes a law once approved by the Town Board per NYS Statute on Comprehensive Planning Town Law § 272-a, #'s 11 & 12. The guests present are of the same opinion and expressed the concern that it will lead to more regulations on landowners and lead to zoning. Marylou Rhodes, Karen Beehm and Karen Nowak are of the opposite opinion – it serves as a guideline for any new laws/regulations to ensure the desires of the citizens are followed rather than only of those elected. Dan McCoach also expressed the opinion that he does not believe a Comprehensive Plan becomes an actual law.

9. Dan McCoach recommended a 2 part vote – 1 on the changes suggested and 2 on whether the Town Board should move forward.
10. Dan McCoach made a motion to vote on the changes suggested. Karen Nowak seconded the motion. All Planning Board members voted in favor.
11. John Jones made a motion that the Planning Board recommend that the Town Board remove the Comprehensive Plan. Fred Jones added to the motion that it is because it becomes a “law”. John Jones amended the motion. Fred Jones seconded the motion. John Jones and Fred Jones voted in favor of the motion. Dan McCoach voted in favor of the motion because he believes the town is not ready for a Comprehensive Plan. Marylou Rhodes and Karen Nowak voted against the motion.
12. Karen Beehm and Karen Nowak stated for the record that they are not comfortable with this decision being made by the Planning Board and the small number of citizens present as guests at this meeting. The citizens of Brookfield as a whole should be allowed to have input as to whether the town has a Comprehensive Plan or not.
13. John Jones made a motion to adjourn the meeting. Dan McCoach seconded the motion. All members voted in favor.
14. **Next Meeting Date:** Thursday, August 1, 2013 at 7:00 PM

Respectfully submitted,

Karen Nowak
Secretary