Town of
TRENTON
New York

PO Box 206
Barneveld, NY 13304-0206
Phone (315) 896-2664
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JOSEPH SAMSON
Chairman

JUDSON BROWN
Board Member

JOHN BUNKER
Board Member

KATHY KELLOGG
Board Member

BILL NOETH
Board Member

SPENCER FARR
Board Member

ERIC CONSTABLE
Board Member

CHARLES DeRIDER
Alternate Board Member

RANDALL MARSDEN
Alternate Board Member

THERESA INSERRA
Secretary

April 6, 2026

Members: Joe Samson, Chairman
Bill Noeth, Member
Eric Constable, Member
Judson Brown, Member
Charles DeRider, Alternate
Randall Marsden, Alternate

Missing: Kathy Kellogg, Member
Spencer Farr, Member
John Bunker, Member

Guests: Ken Cutler – Codes Enforcement Officer
Dave Constable – Building Safety Inspector
Leo Boulerice – Zoning Enforcement Officer

Meeting called to order at 6:32.

Summary:

The meeting began with a roll call confirming a quorum. The agenda included updates on training requirements, with members needing four hours annually. The main discussion focused on the River Hills Properties, which changed from retail to office space. The board decided to fast-track the application process, requiring the business to submit a site plan and attend a work session. The Pachura property application was reviewed with the board approving the renovation of units 106 and 110 Mappa Ave, excluding the burned-out unit 104, emphasizing the need for a demolition permit for unit 104. The meeting concluded with reminders for new members and upcoming events.

New Business:

1. River Hills Properties (Mongeau Revocable Trust)
Parcel ID: 211.002-1-8.2
Parcel Location: 8211 NYS Route 12
Barneveld, NY 13304
Zoning: CB-2

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The Business has not been approved by Zoning and Planning Departments and information must be on file for review by the Fire Safety Inspector (Dave Constable). The Zoning and Building Permit and Application was received from the applicant but was incomplete. The document stated **"on file"** but nothing was attached and did not indicate where or what on file since the business has had more than 1 location in the Town of Trenton.

Leo stated that the current location for River Hills' use as office space is a permitted use. The prior use for the location was more retail (gallery/frame shop).

Ken explained that State oversight and need for fire safety inspections justify requiring registration and planning-board review for new business or change in business. Registration of the business creates a record of:

- Who owns and operates,
- How to contact them, and
- What use was actually approved, for future enforcement if the use changes.

The next steps are to pull the existing site plan and parcel file for the prior frame-shop use and the prior-location site plan/description (from their Mapledale Motors area location) and send these to River Hills and request:

- Mark-up of any interior or exterior changes, and
- Return of updated plans with the application, and
- Attendance at a planning work session if there are changes.

2. Corinne Kryczkowski
Parcel ID: 211.002-2-29
Parcel Location: 8096 NYS Route 12
Barneveld, NY 13304
Zoning: CB-2

The applicant was previously approved for a free-standing sign (non-electrified). The applicant requested to change the sign design only, keeping the same size and location.

The Board agreed this is an amendment to an existing sign approval, limited to aesthetic changes. Ken noted code review is only required if signs are electrified or exceed thresholds that raise structural stability concerns; this

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sign does not.

Motion to approve an amendment to the existing sign permit to allow the revised sign design with no change in size or location was made by Bill. Second by Charles. All approved. Amended sign permit approved.

3. Adelson Bela de Oliveira (former Pachura property)
Parcel ID: 194.011-1-25
Parcel Location: 104, 106 and 110 Mappa Ave.
Barneveld, NY 13304
Zoning: PD

The new owner took over in August 2025. Local representative (with California owner's power of attorney) came in, fee was paid and corrected paperwork was submitted which includes:

- Signed Zoning and Building Permit Application.
- Application for Site Plan Approval (required due to PD).
- Short Environmental Assessment Form (SEAF), partially DEC-populated; remaining answers completed with Ken and Dave's assistance.

The owner's current plan is:
- 104 Mappa: To be demolished (fire-damaged structure).
- 106 and 110 Mappa: Existing residential buildings to be repaired and renovated.
- Use remains residential; no change of use is proposed.

The Board clarified that any repairs and renovations must remain within existing building footprints and any expansion beyond existing footprint or a change of use (e.g., to commercial or more units) requires return to the Planning Board. The board agreed that official correspondence and approvals should explicitly name 106 and 110 only as approved for renovation and 104 should be clearly identified as demolition only and not part of the renovation approval.

Motion to approve the repair and renovation of the existing residential structures at 106 and 110 Mappa Avenue, limited to the existing building footprints, with no expansion beyond current footprints, was made by Bill, seconded by Charles. All approved.

Additional note regarding 104 Mappa: Demolition of 104 is treated as a building/code matter, not requiring separate Planning Board action, so long as the structure is removed and not rebuilt without returning to the Board.

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Old Business / Administrative Items

For New Member Paperwork & Oaths of Office Theresa reminded new members to:

- Submit employment packets, and
- Contact Town Clerk Rachel Bunker to complete their oaths of office.

Minutes:

Not enough members were present who had also attended the March 2 meeting to approve those minutes. Approval of the March 2, 2026 minutes is tabled to the next meeting.

Next meetings:

1. The April Work session will be held on Monday April 20, 2026 at 6:30.
2. The May meeting will be held on Monday May 4, 2026 at 6:30.

Adjournment:

Bill made a motion to adjourn the meeting. Eric seconded. All approved.

Meeting adjourned at 7:30.

The Town of Trenton is an equal opportunity provider and employer.