

PLANNING BOARD MINUTES: November 18, 2010

The meeting was called to order at 7:05 P.M. with the Pledge of Allegiance. Members present: Barbara Albro, Dawn Lewis, Matthew Swayze, Nate Currie, James Harris and Town Attorney, Donald Armstrong. Also present, Paul Sheniman, PLS Engineering.

Nate Shirley of Song Lake View was also present and ready to address the Board on his subdivision application. The Board asked members of the audience to hold any questions until the end of his presentation. Mr. Shirley had copies of his updated map and was prepared to go through the Section 640 requirements. He indicated that he and his engineer had updated the map with information required by the Board and the County Health Department. Mr. Shirley went through each of the required subdivisions concerning boundaries and the proposed lot lines. He explained that he had included information on wells and septic on contiguous parcels of property. Discussion was had about whether or not he was required to show wells and septic for properties across the road. Mr. Shirley believed that he did not need to show that information and was not required to do so. He further stated that the County Health Department does not have information about wells and septic for every parcel of property on the lake. He stated that John Helgren from Cortland County Health Department had been very involved in the placements of wells and septic and that County Health was satisfied with the placements. Mr. Shirley stated that lot #3, located across from his home on the lake would have an easement to allow him to get to the back of the lot. Jim Harris asked about run off concerns. Paul Sheniman, the Town's engineer, has reviewed the storm water plan and found it to be adequate. Nate Currie explained to Mr. Shirley the concerns that had been brought up by neighbors in previous meetings. Matthew Swayze believes those concerns will be addressed during the SEQR process. Further discussion was had concerning the subdivision requirements and Mr. Shirley went through each requirement showing where the information was contained on the maps. Mr. Shirley said he did not intend to add any further easements or building restrictions. He is applying to County Health for a waiver from the required 2.4 acres minimum lot size.

Mr. Shirley stated it would be necessary to obtain a signature from Mr. Harris acknowledging that he had received a copy of the waiver application concerning the non-compliant lot size. Motion to authorize James Harris to sign that acknowledgement made by Barbara Albro, seconded by Matthew Swayze, all in favor, the motion carried. It was further stated that the Board needs to approve the plat and subdivision before County Health will sign off on the waiver application.

Nate Currie stated he was concerned that there will be houses across the road where the wells are too close to the proposed subdivision. The Health Department requires 200 feet away from existing wells. It was agreed that John Helgren of County Health would be consulted about this concern and that an attempt would be made to locate existing wells and add to the map. It was stated that it is only (4) lots where it could be a concern, namely, lots 1, 10, 11 and 12. John Helgren would be willing to address the Board with any additional concerns or questions.

Discussion was had about the timing of the long form SEQR review and whether it should be before or after a public hearing was held. It was stated that the Board could hold a

public hearing before and after the SEQR review. The presentation by Mr. Shirley ended at 8:30 P.M.

OLD BUSINESS: Barbara Albro made a motion to approve the minutes of the previous meeting, Matt Swayze seconded, all in favor, the motion carried.

At this time, the members of the audience were invited to offer questions. Tony George asked how the 200 ft requirement for existing wells was measured. Paul Sheniman explained how it is measured. Mr. George is concerned that certain wells he knows of might not comply. Tony George will meet with Nate Shirley to show the properties and wells he is concerned about. The issue of logging came up and it was stated that the Board has no control over Mr. Shirley's logging. Ellen Haun of the DEC will be made aware of several residents concerns regarding run-off issues and standing water on the proposed lots. Nate Currie expressed some frustration over questions that he believes have been raised and addressed in previous meetings. The Board has stated that it has no control over Mr. Shirley's logging activities.

Motion to adjourn made by Nate Currie, seconded by Matthew Swayze, all in favor, the motion carried.

Respectfully submitted,

Mary Anne McCloskey
Secretary