

Planning Board Minutes – January 26, 2011

The meeting was called to order at 7:00 P.M. with the Pledge of Allegiance. Members present: James Harris, Barb Albro, Nate Currie, James Seamon. Dawn Lewis was absent. Also present: Town attorney, Don Armstrong, Paul Sheneman, engineer, and John Helgren, P.E., from the Cortland County Health Department.

OLD BUSINESS: Applicant Nate Shirley (Song Lake View) was in attendance to bring the Board up to date on the status of providing final maps. Nate was not clear on why there was a change from the 200 ft. requirement to 300 ft. now, pertaining to the location of neighboring wells. John Helgren addressed the board to explain the 300 ft. requirement of separation between septic systems and wells. He indicated that well code and septic code do not always match. He stated more information was needed on what wells are located on the east side of the road, as the 300 ft requirement appears possible but is not clear from the preliminary map. Nate's current map shows the radius around wells but Jim Harris pointed out that the board asked for septic as well. There may be enough distance, but it is not shown on the map and existing wells need to be identified. John Helgren believes there are no septic systems upgradient of any existing wells but can't say for sure without seeing a topographical map. Nate stated there was no way to obtain the information on the location of existing wells and septic, but Jim Harris thinks it could be narrowed down to which existing wells and septic need to be 200 ft and which need to be 300 ft. Nate may need to actually go to these houses and ask the homeowners for this information. John Helgren said it would be helpful to show on the map whose properties are affected. The surveyor typically identifies this information on the map. Bill Morse, the engineer for Nate Shirley, believes he will be able to provide this information using lidar data and satellite photography.

Further discussion was had concerning the need for Nate to make a formal application for a waiver to the County Health Department. Mr. Helgren believes that because the soil is better than first expected, (not gravelly like around the lake shore) it is likely the waiver will be granted, but the Department still needs further review of the final map.

Regarding the SEQR process, Paul Sheneman stated he would assist the Town with that review. The Town needs to make a determination before the Health Department can grant the final waiver. The Town also must complete its storm water review. Jim Harris said we need to wait for the final map before any action can be taken on the SEQR review. He further noted the 300 ft. requirement discussed previously, is for contiguous parcels and is not separated by the road.

The Planning Board has been declared the lead agency in the application and a motion is needed to approve. Motion by Barb Albro, seconded by James Harris, that the Preble Planning Board has declared it will be the lead agency in the subdivision application of Nate Shirley, Song Lake View, all in favor, the motion carried.

Mr. Harris further stated the process going forward is that a public hearing will be held both before and after the SEQR subdivision determination. Paul Sheneman has been asked to address the water run-off concerns of the Song Lake Property Owners Association. Nate

Shirley's engineer is in agreement that the final map will show any ponding areas in the proposed subdivision.

The next meeting of the Board is scheduled for February 24th at 7:00 P.M. The Board is considering a permanent change to Wednesday evenings but no action has been taken at this point in time.

NEW BUSINESS: Application of Kay and Marin Vossler for a subdivision on property they wish to give to their son. No action was taken on the application this evening and Kay will be asked to appear at the February meeting to further explain what they wish to do and to show exactly where the land is located.

Motion to approve the minutes of November 18, 2010, made by Barb Albro, seconded by Nate Currie, all in favor, the motion carried. Motion to approve the minutes of December 16, 2010, made by Nate Currie, seconded by Barb Albro, all in favor, the motion carried.

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

Respectfully submitted,

Mary Anne McCloskey, Secretary