

MINUTES OF THE PLANNING BOARD - March 23, 2011

The meeting opened at 7:05 with the Pledge of Allegiance. Members present: James Harris, Barbara Albro, James Seamon, Nate Currie. Also present was Town attorney, Donald Armstrong.

NEW BUSINESS: Application of Kay Vossler. Mrs. Vossler along with her son Tim were present with their maps and to answer any questions about the proposed subdivision. The Vossler's demonstrated to the board members where the proposed transfer of property to Timothy Vossler would be, showing it on the map. The Vossler's were advised the next step would be a referral to County Planning. The last step would be to obtain final plat approval with an option to hold a public hearing concerning the decision to treat the application as a minor subdivision. Jim Harris thoroughly explained the process to the applicants.

Motion made by Barbara Albro, seconded by James Seamon to waive the need for a public hearing on the minor subdivision application, all in favor, the motion carried. Motion made by Nate Currie, seconded by Barbara Albro to refer the application to County Planning, all in favor, the motion carried.

It was further explained to the applicants that County Planning meets once a month so it may be April or May before the Board hears back from County as to whether or not they will require a formal review. County Planning will stamp the maps and then the applicants will need a Mylar to file with the County Clerk. Don Armstrong will arrange for the referral to County Planning.

OLD BUSINESS: Application of Nate Shirley (Song Lake View). Mr. Shirley came in with his new map. He demonstrated to the Board the changes in the setback and the proposed septic and existing wells. He explained that what they did was to move everything back so that now all the proposed septics are behind the 300 ft requirement by County Health, from existing wells. Mr. Shirley believes the criteria has now been met. Further, new perc tests were conducted this morning to see if there is any variation between the initial perc tests and today's tests. With the change, potential home builders will need to use a pumping system from some lots in order to meet the health department criteria. These changes were made to address the concerns about ponding areas on certain lots. The storm water containment is shown on the map and Mr. Shirley cannot go any further with County Health until the SEQR is completed. He further indicated that with the changes, home site locations will not be located where the water tends to pond. The Board will have its engineer, Paul Sheniman review the completed map and particularly the storm water management component. The Board will need the final map for its SEQR review. Mr. Shirley asked if he was missing anything on the map at this time. He was advised the Board will need a DEC review and input about any potential environmental issues before completing the SEQR. Further the Board will hold a public hearing before and after the SEQR review to allow for public comment. Mr. Shirley noted there will be a few minor changes to lot 3 & lot 4 and then the complete map will be available for Mr. Sheniman's review and to submit to DEC. Nate Shirley will arrange to provide the final revised map to Paul Sheniman, Jim Harris, Don Armstrong and John Helgren of the Health Department.

Discussion was had concerning the Board's desire to change its meeting night to Wednesday. Motion made by Barbara Albro, seconded by Nate Currie, to make a permanent change to Wednesday night, all in favor, the motion carried. It was noted the next regular board meeting will be Wednesday, April 27th.

Discussion ensued concerning the Shirley public hearing. Motion made by James Seamon, seconded by Barbara Albro to hold the Public Hearing on the Song Lake View application on April 20th at 7:00 P.M. All in favor, the motion carried. Don Armstrong will make arrangements for the legal notice conditioned upon Mr. Shirley providing the finalized map no later than April 1st. Resolution proposed to refer the final map to County Planning, conditioned upon Paul Sheniman's review of the final map. Motion made by Barbara Albro, seconded by James Seamon, all in favor, the Resolution passed.

It was further noted that Dawn Lewis has resigned her position on the planning board. The Town Supervisor is in the process of appointing her replacement.

Motion to approve the minutes of January 26, 2011 made by Barbara Albro, seconded by Nate Currie, with a notation that no February meeting was held due to lack of a quorum, all in favor, the motion carried.

Motion to adjourn at 8:10 PM made by Barbara Albro, seconded by James Seamon, all in favor the motion carried and the meeting adjourned.

Respectfully submitted,

Mary Anne McCloskey, Secretary.