

MINUTES OF THE PLANNING BOARD – NOVEMBER 28, 2012

The meeting opened at 7:00 with the Pledge of Allegiance. Members Present: James Harris, Barbara Albro, Maureen Knapp, James Seamon, and Tim Coyne. Also present was town attorney Donald Armstrong, Terry Orr, Ken Brock and Tony George.

OLD BUSINESS: Minutes of 10-24-12. Motion to approve with one correction noted by Maureen Knapp, seconded by Tim Coyne, all in favor, the motion carried.

Jim Harris stated that Don Armstrong had tried to contact Jan Kublick, the attorney for Nate Shirley, as well as Mike Ryan from County Health. We are waiting for the Health Department to approve well and septic distances on the current map. He has not received a call back from Mike Ryan but did speak to Jan Kublick yesterday. Jan advised that the applicant is still waiting to hear and has no explanation as to why no feedback or approval from County Health, so the board is still treading water. Mr. Harris stated we had considered postponing the November meeting but much of the information received was at the eleventh hour and he was hoping to have an update for the Board. Maureen Knapp commented in reviewing past minutes, it does not appear that the Board has had any recent contact with the Health Department. Don Armstrong stated that he recalled the Board did their SEQR when former Health Department engineer, John Helgren indicated the applicant's map was OK, but since then, there have been more changes to the map and they wanted a further review. Discussion was had as to the former Lot 3 not having enough road frontage and was essentially just an easement/driveway. Lot 3 was changed to include all land up the hill behind the proposed subdivision. Further, a lot was eliminated as required by County Health and the newest map contains (11) lots. While there have been informal communications with County Planning, the last official communication was dated 5-24-11. Tim Coyne stated the board should conduct a further review after Health Dept. approval and then refer back to County Planning due to the various changes. Maureen Knapp asked about the aquifer permit. It is still pending before the Town Board and they are in a holding pattern the same as this Board. Maureen further asked for an explanation of the "keyholing law" and was given the history of the reasons for passing that local law. Further discussion was had as to making a notation on the subdivision map that any building will be subject to the keyholing law and other various deed restrictions were discussed, that could be a part of any final plat approval.

Don Armstrong commented that we are three plus years out and still at the preliminary plat stage. The delay is not due to any actions of this board and Jan Kublick stated the current delays are due to the Health Department. The Board still has not been provided with page (3) of the map pertaining to stormwater plans. Don further stated future applications should require a complete map before it is accepted for review. The Board further discussed re-doing the SEQR which will be taken up when it has a final map. Don said the Board can also re-visit how long we will let the application sit on the agenda.

New Business: December meeting. As it occurs the day after Christmas the Board discussed and agreed the meeting will be moved to December 27th and cancelled unless it has word by December 19th of any activity on this application or any other. **RESOLVED**, on motion made by James Seamon, seconded by Tim Coyne, that the December meeting date will be moved to December 27th unless there are no agenda

items submitted by December 19th, and if none, the meeting will be cancelled. All in favor, the motion carried.

Mr. Harris asked for public comment and there was none. Motion to adjourn at 7:50 PM made by Tim Coyne, seconded by Barb Albro, all in favor the motion carried.

Respectfully submitted,

Mary Anne McCloskey