

MINUTES OF THE PLANNING BOARD 1-23-13

MEMBERS PRESENT: James Harris, Maureen Knapp, James Seamon, and Barbara Albro. Tim Coyne is absent. Also present: Donald Armstrong, Ken and Deb Brock, Joe Heath, Tony George, Karen Orr and Jan Kublick.

The meeting was called to order at 7:00 PM with the Pledge of Allegiance. Jan Kublick, attorney for Song Lake View was given the floor. Mr. Kublick stated he had a long talk with Mike Ryan at County Health. He stated they were nearly finished with their review of the application and lot size waiver process. The applicant's engineer has provided the County with their run-off calculations for the site. Mr. Kublick thinks the County has page (3) of the applicant's map, which has not yet been provided to the Board, and is ready to run everything through Albany. He said Mike Ryan is nearly ready to issue an approval but wants something from the Planning Board that they have reviewed those calculations and are satisfied. Mike Ryan has identified where the County will require Nate Shirley to drill the two test wells. The Board would like to have Paul Sheniman review the complete map and identify any problems or give his approval. It is not clear if Paul has received the third page of the map but he will be contacted. Mr. Kublick was asked how quickly the wells would be drilled and was told Shute's will be asked to do it in the next few weeks, once they get the go ahead from the County. He is quite confident that if the Health Department approves, hopefully before the February planning board meeting, the applicant is in good shape going forward. At that time there can be more substantive discussion with the Board and Mr. Kublick would like Nate Shirley and Hans Christopherson to be present as well. He further stated they are anxious to get any issues on the table but it is still premature until he knows if the County will approve the (2) acre lots.

Jim Harris stated we need to hear from the applicant every month and decide how long the Board will keep this as pending. Mr. Armstrong said he has made that clear to Mr. Kublick. Mr. Kublick is hopeful there will be progress to report each month and said Mr. Shirley has not abandoned the application and has invested a lot of money in the project. Mr. Harris stated that the Board never received the complete map as Mr. Morse, Mr. Shirley's engineer, was still completing the stormwater management piece, although it had been promised to the Board in a few weeks. Mr. Kublick will make sure the Board receives page (3) and he will get more active in coordinating. He will make sure he understands the relationship between the original drainage plan (when the SEQR was completed) and what the County has now.

Maureen Knapp was not clear on what the County wanted from the Town. Mr. Kublick stated that the County has the analysis and modeling from Mr. Morse but does not have a letter from Paul Sheniman or Jim Harris that the Town is OK with the report – it is engineering information. Mr. Harris asked Mr. Kublick to confirm with Mr. Morse that he given the information to the Town's engineer, Paul Sheniman. Don Armstrong will reach out to Paul and keep us advised. Mr. Harris asked if the required wells had anything to do with drainage issues and was advised yes, the County won't be completely done until the wells are drilled. Mr. Kublick further stated that the wells will be drilled after the Town gives their OK through Paul Sheniman that he is comfortable with the calculations. Maureen further asked about the application being sent for review to Albany and was told by Mr. Kublick that it is routinely run by State

Health in Albany. Mr. Kublick finished by saying he apologizes for how the project has tried the Board's patience through this long process.

Jim Harris asked for any further Board comments. Jim Seamon stated it might be best to just start over. Mr. Armstrong stated his question for Mike Ryan and Paul Sheniman deals with the run-off and what new information are we missing. He is not sure why County would need anything from the Board before giving their approval. Mr. Seamon further stated that it seems like the Board has been going in circles. Maureen Knapp agrees and believes the SEQR should be done over, given all the changes. Barb Albro said that she does not feel it is Nate Shirley's fault and does not want to make him pay the fees all over again. Mr. Armstrong said we would need to see significant change in order to re-do the SEQR and should specifically address the reasons identified in the event of a legal challenge. He further stated the Board cannot approve the map until they have the well logs, and the applicant can't drill until given a specific location. Mr. Harris said we really need to speak to our engineer and would like him present for the February 27th meeting.

NEW BUSINESS: None. Motion to approve the November 2012 minutes made by Jim Seamon, seconded by Barb Albro, all in favor, approved.

Mr. Heath stated he wanted to make sure the Board had his October letter where he made points that mandate the Board should overturn its negative declaration if substantial changes are identified.

Motion to adjourn at 8:00 made by Jim Seamon, seconded by Maureen Knapp, all in favor the motion carried and the meeting adjourned.

Respectfully submitted,

Mary Anne McCloskey, Secretary