

## MINUTES OF THE PLANNING BOARD 7-24-13

Members Present: Jim Harris, Tim Coyne, Maureen Knapp and Jim Seamon. Barb Albro is absent. Also present, Dave Law, Don Armstrong, Deb Brock, Tony George, Al Socha, and Terry Orr. The meeting opened at 7:05 with the Pledge of Allegiance.

*Old Business: Review of the minutes of June 26, 2013. Motion to approve the minutes made by Tim Coyne, seconded by Maureen Knapp, all in favor, the motion carried.*

New Business: Application of Dave Law for site plan approval. The Board has reviewed the ZBA minutes regarding the grant of a variance. Mr. Law explained his application. He is seeking final approval to reconstruct existing billboards located on Route 11, south of Currie Road. He has been to County Planning and the Zoning Board of Appeals and believes he is in compliance. The ZBA approved the use of two out of three boards, which are 12 x 25 feet. The boards will be used to display advertising pictures for CNY Power Sports, Mr. Law's business. Mr. Law plans to keep the area mowed and will bring in a dozer to grade the property. He will clean up the site and plant trees behind the boards to use as a back drop. The site is 1.4 acres. He will only utilize the front portion of the lot as the back is swamp land with no other usefulness. Maureen Knapp asked if that area was in the flood plain and the Town's code enforcer has indicated it is not. The Board members were given a letter from County Planning dated May 13, 2013 outlining its analysis and recommendations. The Board then moved on to its Section 1004 review of the application for site plan approval and checklist of items 1-15. The applicant was instructed to add certain information to his drawing to comply with the Section 1004 requirements including his name and address, the location of the two boards that will be used, and the area to be cut back and new trees to be planted, as well as the area to be maintained.

Don Armstrong then asked the Board if it had enough information to proceed to Section 1005 and advised the Board it could ask for a public hearing. After discussion, the Board did not believe that a public hearing would be necessary. The Board then began its review of the site plan checklist, A (1-12), as well as B, C and D. Maureen Knapp asked, with regard to number (7), if the applicant had provided sufficient information as to the adequacy, type and arrangement of trees and other landscaping, and felt the Board should be provided with better documentation and specifics. Jim Harris stated that the plan is to enhance the visual impact of the billboards. Mr. Law stated he intended to plant a minimum of twenty 4 ft. trees. Don Armstrong stated the Board did not need to do a SEQR review as the ZBA had already done that as lead agency.

Jim Seamon then made a motion to accept the site plan with the additional information added to the applicant's map, seconded by Tim Coyne, all in favor, the motion carried. Mr. Law left the meeting at 8:20 P.M. Maureen Knapp commented she feels the application should be more detailed and asked that the code enforcer be notified that more details should be provided in the application and any maps submitted. Don Armstrong also advised the Board that it can ask for a pre-application conference.

Jim Harris then spoke regarding the Song Lake View subdivision. Don had not heard from Jan Kublick on the status of Health Department approval so he contacted Mike Ryan at County Health. He

indicated they were still waiting for the water test results. He had received a report addressing quantity and bacteria but there were other items that were tested for and he did not have those results. This was passed on to Jan Kublick and the applicant has asked to be put over until August. Don also indicated that the board is still waiting for the final map, but that the County Health Department approval is needed before the final map can be provided. He further indicated the Board could issue a foil request to examine the well test results.

Jim Harris then asked for any public comment. Al Socha expressed his opinion Maureen Knapp is doing a great job and agrees with her opinion that the Board needed more detailed information on the Law application. He commented that he had been tasked to update the ZBA referral form, which has been circulated, and would like some feedback. Terry Orr stated he agreed with Al's comments and believes it is not the Board's job to complete an application for site plan approval. He also inquired if the Board had the authority to dismiss the Song Lake View application. Don Armstrong stated there is no specific guidance on that issue. In the past, Don has sent letters reminding the applicant's attorney to keep the Board advised of progress. Jim Harris stated we are still at the preliminary plat stage. The Board has done a SEQR review and when it has the final map the Board can discuss its options to re-visit the SEQR and possibly re-do, if that is the Board's choice.

Motion to adjourn at 9:45 PM made by Tim Coyne, seconded by Jim Seamon, all in favor, the motion carried.

Respectfully submitted,

Mary Anne McCloskey, Secretary