

MINUTES OF THE PLANNING BOARD – 9-25-13

Members Present: Jim Harris, Jim Seamon, Tim Coyne, Maureen Knapp and Barb Albro. Also, town attorney Don Armstrong, Jan Kublick, Nate Shirley, Dave Ames, Al Socha, Deb and Ken Brock and Terry Orr. The meeting opened at 7:00 PM with the Pledge.

NEW BUSINESS: Application for a minor subdivision by M. Catherine Edinger on property owned by the Francis Foley Estate. Attorney Dave Ames is present to discuss the application. The subdivision will involve approximately 21 acres. The entire farm parcel exceeds 240 Acres. The property boundaries are on the East by Route 11, the West by Route 281, the North by the Brill property and the South by Currie, and is currently vacant property. . Mr. Ames is not what sure what the intentions are for the use of the property. A survey has been ordered and will be provided to the Board. Mr. Ames assumes the property will be assigned a new tax map number. There is a buyer for the parcel, however he does not know what the new proposed use will be. Jim Harris said the Board will need the survey and the application will be referred to the County as a minor subdivision. The Board may elect to hold a public hearing, or not. If any change in zoning is sought by the applicant or buyer, a referral would need to be made to ZBA. **Motion** by Jim Seamon, seconded by Barb Albro to refer to County Planning for input for the next meeting on October 23rd, all in favor, the motion carried.

OLD BUSINESS: Song Lake View. Jan Kublick stated that the County Health Department review was finally complete. Hans Christopherson is working on the map, however the final page (3) did not get completed until Monday. The town's engineer Paul Sheniman has been given a copy. The Board was left with several copies. Mr. Kublick is open to any questions now, however, since this is the first the board has seen the final preliminary map, the applicant and his attorney would expect to return on October 23rd. Nate Shirley was asked to comment on the map. Page (1) and (2) are dated 9-2-13. Page (3) prepared by their engineer, Bill Morris is dated 9-23-13. The changes are at the direction of Mike Ryan from County Health. All changes requested are reflected on the current map. That is the only substantive change in the past year. Mr. Shirley went on to say that it has taken one year to accomplish the final approval by County Health. The proposal has gone from 13 lots originally, to 11, and Lot 3 was changed as 150 ft. of road frontage was needed. Jim Seamon asked about changes on wells and septs and was advised that some had moved back towards the back of the lot to meet set-back requirements. This was done prior to the SEQR review.

Jim Harris noted the make-up of the board had changed since the SEQR review. The Board needs to go back to the map utilized for the review and compare it to the current map. The board will work on reviewing the prior maps submitted and asked Mr. Shirley to do the same, so that everyone is on the same page. Jan Kublick will speak to Don to agree on the correct map that was used at the time of the SEQR review. The Board will review and will ask for input from Paul Sheniman. Mr. Shirley is asked to make a list of differences from the SEQR map and the current, final map and with assistance from Mr. Sheniman, the board will do the same. Since the review, there were changes to lot 3 and also the snowmobile road was widened. Page (3) shows the location of the test wells. Also shown are the natural retention areas, and low spots with input from Pat Reidy and their engineer. Don Armstrong advised the date received will be inscribed on the maps submitted this evening. Again, the board will

ask for assistance from Paul Sheniman in noting the differences. It was then, **RESOLVED**, on motion made by Jim Seamon to have Paul Sheniman to through all past maps submitted for any environmental concerns, reviewing all past and current maps, noting any changes since the SEQR review, seconded by Tim Coyne, all in favor the motion carried.

Don Armstrong also stated there will be additional expenses to our engineer to be borne by the applicant. He further spoke to the timeline and the further consent of the applicant to waive any timelines at this juncture, which is agreed. Don stated that the board will need to decide about re-opening the SEQR and referred the board to a memo he previously prepared with guidelines. If differences are noted by Paul Sheniman, then what are they and what is the impact. At this time it is agreed to focus on the differences in the current map and the map used for the review. Barb Albro asked if all changes were for the better, and that would be for the board to determine, the negative and positive differences, with input from the public as well.

Deb Brock noted there will be SEQR training at the town hall on 9-30 at 7:00 PM, which will count toward training. Al Socha is also doing a training at TC3 in October. Jim Harris noted he had not heard from Rick Fritz about the trees Mirabito is to plant at the tank site. The secretary noted the question had been asked at a recent ZBA meeting and was advised it would take place in mid-October.

Motion to approve the minutes made by Barb Albro, seconded by Tim Coyne, all in favor, the motion carried. Jim Harris then asked for any public comments. Deb Brock noted it was important for the public to have the opportunity to review the waiver letter the board had received from the Health Department. She asked if copies can be made available or put on the website. This will be discussed further with Jim Doring and the webmaster. Deb Brock also mentioned the article in the Cortland Standard regarding a proposed propane facility to be located in Preble. Mr. Vangorder of IDA has not provided any further information in addition to the article. Jim Heath has made a FOIL request.

Motion to adjourn made at 8:20 PM by Tim Coyne, seconded by Maureen Knapp, all in favor, carried.

Respectfully submitted,

Mary Anne McCloskey, Secretary