

MINUTES OF THE PLANNING BOARD 6-25-14

MEMBERS PRESENT: Jim Harris, Maureen Knapp, Tim Coyne and Barb Albro. Jim Seamon is absent. Also present: Town attorney Don Armstrong, Louis Currie, Jan Kublick and Nate Shirley. Visitors: Terry Orr.

The meeting was called to order at 7:00 PM with the Pledge of Allegiance. First order of business is review of the April, 2014 minutes. Motion to approve the minutes made by Tim Coyne, seconded by Barb Albro, the motion carried.

Next agenda item: Song Lake View subdivision. Nate Shirley has submitted his final plat map for Board review. Comparison is made to the final map and the map approved at the preliminary plat approval. Mr. Shirley stated the only change since December 15, 2013, is the inclusion of new approval boxes and the Board's restrictions. Jim Harris then recited those restrictions: 1. No further building lot development on Lot 3; 2. The applicant must abide by the keyholing Law and rescind the easement giving access to the (11) homes in the development; 3. All restrictions imposed by the Cortland County Health Department and development me made in accord with the stipulations noted on the map (lot by lot specifications). Jan Kublick said Mr. Shirley will work on the deed to rescind the easement and will coordinate with Don Armstrong for his review, most likely by quit-claim deed. Don Armstrong believes the deed will be a conveyance from the corporation to Nate Shirley individually, and will reference terminating the easement. The Town will also confirm that it has no outstanding expenses to be reimbursed by the applicant. Don further stated that Section 635 of the Town's regulations sets forth the procedure for final plat approval, including the option of holding another public hearing. Barb Albro, Tim Coyne and Maureen all voiced their opinion that no further public hearing would be necessary as the applicant has done everything asked of him by the Board. Maureen asked if the Town was moving to a conditional approval as she would like confirmation that the easement has been terminated first. Don said it could be one of the conditions of the approval until everything is completed including termination of the easement, and payment of any outstanding fees, if any. **Motion** by Barb Albro to waive any further public hearing, seconded by Tim Coyne, all in favor the motion carried. **Motion** by Tim Coyne for conditional approval of the Song Lake View major subdivision with the following provisions: Satisfactory quit claim deed terminating the grant of an easement to allow access to the subdivision lots over Nate Shirley's property on Song Lake; the Town to provide bills for any unpaid invoices to be reimbursed by the applicant; the applicant to provide documentation of the proper officer of the corporation; and the corporation providing a Resolution authorizing the termination of the easement, **seconded** by Barb Albro, all in favor the motion carried and it was so **Resolved**.

Don advised Mr. Shirley that the County Clerk will require a mylar and two paper copies for filing and one copy to be kept on file at the Town's offices. He and Mr. Kublick will work out the filing details and Jim Harris will need to sign the final copies.

The next order of business is the application of Louis Currie for a minor subdivision. Mr. Currie spoke to the Board stating he was first here in October of 2013 for site plan approval and

a proposal of a subdivision of his 93 acres of property located off East Hill Road. He explained that the property had been owned by himself and his brother, now deceased, and going forward the family would prefer to separate with each side having an equal division of land, while still keeping it in the family. He noted that each parcel will have adequate road frontage. Parcel #1 has 49.16 acres and Parcel #2 has 48.16. His sister-in-law lives in Florida and is in agreement with the division of the property. Mr. Currie comes this evening with a completed survey of the property, an application for a minor subdivision, and a short SEQR. He noted the property is 100% forested with no tillable land. He stated the family has no building plans, it is on a seasonal road, and will continue to be used as it is now, for timber and recreation. Jim Harris said Mr. Currie has completed Part I of the SEQR and the Board completes Part II, impact assessment. The Board conducted its review and concluded the application finding no impact. The Board then moved to Part III and Jim Harris read the criteria for determination of significance and found that the proposed action will not result in any significant environmental impacts. **Motion** by Tim Coyne, seconded by Barb Albro, finding a negative declaration, all in favor the motion carried, and it was so **Resolved**.

Don Armstrong said the map we have is marked preliminary and we will need a final map to include a mylar plus (3) paper copies. These will need to be presented to Mr. Harris for signature before filing with the county clerk. **Motion** to approve the minor subdivision of Louis Currie, made by Barb Albro, seconded by Tim Coyne, all in favor, the motion carried and it was so **Resolved**.

Visitors comments: Terry Orr thanked the Board for putting conditions on the approval of the Song Lake View subdivision and thanks the Board for their efforts and hard work. Tim Coyne thanked Mr. Orr for his input during the approval process.

Motion to adjourn at 8:15 PM made by Maureen Knapp, seconded by Barb Albro, all in favor, the motion carried.

Respectfully submitted,

Mary Anne McCloskey, Secretary