

Minutes of the Planning board 5/27/15

Members Present: Jim Harris, Tim Coyne, Jim Seamon, Maureen Knapp and Barb Albro.

Also Present: town attorney Don Armstrong and David Ames .

The meeting opened at 7:09 with the Pledge of Allegiance. First on the agenda is the application by Ann Henderson for Approval of a Minor Subdivision. Mr. Ames represents the seller, Ms Henderson, as well as the contract purchasers Tom and Wilma Kile . He explained that the Kiles wish to purchase a 13 acre parcel located at the east end of the Henderson farm. It is adjacent to their own property and is bordered by Rt. 11, the Currie Farm and an unknown party's land-locked property. The Henderson property is subject to a Conservation Easement and Mr. Ames stressed that the Kiles, in keeping with the requirements of such, have no desire to develop the land. They merely want it to serve as a buffer to their existing property. There is an old building on the property which would probably be demolished at some point. Jim Harris asked if this parcel was being added to the Kile property and Mr. Ames said it may need to be kept separate due to the Conservation Easement.

Road frontage on Rt. 11 is about 920 ft. Jim Harris asked whether the parcel was surveyed and Mr. Ames said it wasn't and probably wouldn't be. Mr. Kile is very confident about where the borders are and would use the descriptions on the prior deed. The deed to the Kiles would include the language of the Conservation Easement as required. Mr. Ames will propose the deed through the county attorney's office so they can approve that language. Due to the involvement of Rt. 11 as a boundary a referral to the County Planning Board is necessary under the General Municipal Law. This will likely be on the County Planning Board's June agenda.

Tim Coyne asked for reassurance that the Kiles had no plan to develop the land and Mr. Ames repeated that other than taking down the old structure, nothing further would be done to it.

Jim Harris brought up the point that a Public Hearing was not required as it was not a Major Subdivision. Don Armstrong added that the Chairman, Jim Harris could also waive a requirement for a survey if he deemed it appropriate to do so.

Don Armstrong noted that if the Kiles were allowed to combine the property then this would be a lot line adjustment rather than a subdivision. Maureen Knapp stated that she didn't think the state would allow that due to the Conservation Easement in place. She inquired as to whether the County expressed any concerns over this sub-division and Mr. Ames was not aware of any.

Barb Albro asked if the buyer had to honor all the requirements of the Conservation Easement and Mr. Ames told her yes. A clarification of the meaning of a Conservation Easement was given as a response to Tim Coyne's inquiry about its details.

There was a discussion about the need for a Public Hearing on this matter. It was concluded that a Public Hearing should be waived and Don's office will send letters to the Curries and the other neighbor, notifying them of the subdivision. If there were any issues with the boundaries they could be addressed when this proposal returns to the Preble Planning Board agenda.

Barb asked if a SEQR needed to be filled out and Don said yes the short form should be filled out. The board proceeded to review Part 1 and to complete Part 2, being the Impact Assessment portion of the Short Environmental Assessment Form. It was determined that, based on the Conservation Easement, the proposed subdivision would not result in any change of land use, so it would have no significant impact on the environment. Jim Seamon moved to approve the Board checking the box on the form stating there would be no adverse environmental impacts by the proposed action. Tim Coyne seconded, all in favor, the motion carried.

A motion to move the proposal to the County Planning Board, without a Survey Map, was made by Jim Seamon, Barb Albro seconded. All in favor, the motion carried.

New Business: June 24th is the next scheduled meeting. Minutes from the October 22, 2014 meeting were reviewed. Barb Albro made a motion to approve those minutes, Jim Seamon seconded. All in favor, the motion carried.

As there was no other new business, Jim Seamon moved to adjourn the meeting. It was seconded and, all in favor, the motion carried. The meeting adjourned at 7:50 .

Respectfully Submitted,

Deborah Putman

Recording Secretary

June 1, 2015