

Planning Board Meeting- June 24, 2015

Members Present: Chairperson Jim Harris, Jim Seamon and Maureen Knapp .

Absent: Tim Coyne and Barb Albro. Also Present: Town Attorney Don Armstrong, David Ames, and Andrew Kendall.

The meeting opened at 7 p.m. with the Pledge of Allegiance.

Old Business : Follow through on Ann Henderson's application to sell a 13 acre parcel to Tom and Wilma Kile. The Henderson property has a Conservation Easement in place and borders Rt 11. At last month's board meeting the Short Environmental Assessment Form was completed and the application was referred to County Planning Dept. Jim Harris informed David Ames, attorney for the Kiles and Ms Henderson, that the county has approved the application. The staff determined the request was entirely accurate and the proposal would have no state or county wide impact. Don Armstrong's office sent letters out to the other two property owners bordering the property being sold, informing them of the transaction. Mr Ames requested a copy of the resolution stating a stamped survey map would not be required to be submitted when the deed is registered. Don A. explained that the board typically does not make a separate written resolution but it would be included in the recorded minutes. Mr Ames stated the minutes would be submitted as a misc. document and that should suffice. Jim Seamon made the motion to approve the subdivision, Maureen seconded, all in favor the motion carried.

New Business: Andrew Kendall presented his proposal for subdividing his land into two pieces. One lot would consist of the land adjoining the barn, house and two ponds and the other would include the field and waterfront property. He would like to sell the one lot and someday build a house on the waterfront lot. He had previously come before the Planning Board with a different proposal for this project involving a third lot but has since modified his plans. He showed the board members the project details on a map, answering several of their questions. Then he showed them the map reflecting his initial proposal. He explained that he has already completed impact studies with the DEC, Army Corp of Engineers and the County in order to ascertain requirements and gain necessary information. The property borders Rt. 281 and includes a right of way, not a town road. Jim Harris asked if he had a surveyed map and Mr Kendall said not yet, he wanted to get the Planning Board's feedback before getting one completed. He was confident the proposed lots would meet or exceed the 2.4 acre size requirement. Jim Seamon asked the sizes of the two proposed lots and Mr Kendall told him one was roughly three acres and the bigger lot was about nine acres. Jim Harris stated the survey map would be required in order to proceed. Maureen asked for clarification on the right of way. It was explained that the neighbors who have the right of way are required to maintain it. Jim Seamon asked the total amount of road frontage and was told about 500 ft. Jim Harris reminded him to keep in mind when creating his lot surveys that the minimum frontage requirement was 150 ft.

Mr Kendall asked whether getting a mylar copy for the county would be the next step if the proposal was approved. Don said it was no longer required as maps were now scanned. Mr Kendall will try to

have a survey completed in time for the July Planning Board meeting. He wanted to make the completed studies available to the Board and Maureen Knapp offered to scan the copies and send to all members of the Planning Board. Jim Seamon pointed out a few incorrect responses on the application form. It was determined the negative responses had been mistakenly marked and corrections were made on the master copy.

After the survey map is submitted, the board will complete the impact assessment and determine if a Public Hearing will be held. Then the application will go to County Planning due do the involvement of Rt 281.

Next, the May 27th Board minutes were reviewed and discussed. A motion was made by Maureen Knapp to approve the minutes. It was seconded by Jim S., all in favor the motion carried.

The meeting adjourned at 7:50.

Next scheduled meeting is Wednesday, July 22nd.