

## Minutes of the Planning Board 8/26/15

**Members Present:** Chairman Jim Harris, Jim Seamon, Barb Albro, Maureen Knapp

**Absent:** Tim Coyne

**Also Present:** Town Attorney Don Armstrong, Linda Underwood, Andy Kendall, Charles Sturgen

The meeting opened at 7:04 with the Pledge of Allegiance.

Old Business: Board members read the minutes from July 22<sup>nd</sup> meeting. Jim Seamon made the motion to accept the minutes as written. Maureen Knapp seconded, all in favor the motion carried.

First on the agenda was Andy Kendall. He had presented his proposed subdivision request to the Planning Board back in June and has since had a survey map completed. He reviewed the map with the board, explaining that the size of the smaller lot is about 3.5 acres and the bigger lot is 8.49 acres. After close review the board accepted the map as satisfactory, meeting the size requirements of the town.

Jim Harris observed that the road frontage exceeded the minimum requirements. The board proceeded to complete the environmental impact section of the application and determined that the proposed subdivision would have no adverse impact on the environment. Jim Seamon made the motion to accept the SEQR study and the survey map finding that there will be no negative environmental impact. Barb Albro seconded, all in favor, the resolution passed.

Don Armstrong reminded the board that the subdivision has not been approved yet. A determination still had to be made as to whether there would be a public hearing and the matter had to be referred to County Planning, due to the proximity to Rt. 281.

Barb Albro made the proposal to send the Kendall application to the County Planning Dept. Jim Seamon seconded, all in favor, the motion carried.

Maureen suggested that the board should send letters to the neighbors informing them of the proposed subdivision and all agreed. This would be in lieu of holding a public hearing. The names and tax parcel numbers were determined and Mr. Armstrong's office will send out the letters. Barb Albro made the motion to waive a public hearing on the Kendall subdivision. Jim Seamon seconded, all in favor, the motion carried.

Next on the agenda was the Underwood subdivision. Linda Underwood spoke on behalf of her mother Jeanne. She has applied for a subdivision that separated out two parcels from the main farm which is being put in Farmland Preservation. Linda reviewed the maps and answered detailed questions about the acreage involved. Jim Harris read aloud the response from the County Planning Dept. deeming the request technically adequate and stating the proposal would have no adverse state or county impact. Jim Harris then led the board in completing the environmental impact section of the application.

It was determined there'd be no negative impact from the proposal. Maureen made the motion to accept the map and the environmental assessment. It was seconded and all in favor, the motion carried.

Don Armstrong informed the board that the letters were sent out to neighboring property owners in July and there were no responses. A member of the audience, Charles Sturgen, stated that he has been one of the Underwood's neighbors since 1966 and urged the board to approve the subdivision.

Jim Seamon made the motion to approve the subdivision, Maureen seconded, all in favor, the motion carried. Don Armstrong advised that the Underwood's lawyer be sent a copy of the Planning Board's minutes.

The next meeting will be Wednesday, September 23.

Barb Albro made a motion to adjourn the meeting. Jim Seamon seconded, all in favor, the motion carried.

The meeting was adjourned at 7:47.

Respectfully Submitted,

Deborah Putman

Recording Secretary

September 1, 2015