

Minutes of the Preble Planning Board 10/28/15

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

Also Present: Attorney Victoria Monty, (for Don Armstrong), Attorney David Ames, Jack Gherardi, Andrew Kendall, Eric Grindell, Mary Doody and Hilda Stevens

The meeting opened at 7:00 with the Pledge of Allegiance.

Old Business: Board members read the minutes from the August 26th meeting. Maureen had a question as to when the letters were sent out to Linda Underwood's neighbors notifying them of the proposed subdivision. Tim and Jim S. recalled that the lawyers representing the family had submitted the application to the board earlier in the summer. The Underwood subdivision was first addressed at a July 22nd Planning Board meeting and the letters were sent out shortly after, in lieu of a Public Hearing. Barb made the motion to accept the minutes. Jim S. seconded, all in favor, the motion carried.

Next on the agenda was Andy Kendall's application for a subdivision. Jim Harris read aloud the letter from the County stating there were no objections to the project going forward. Two of Andy's neighbors were present and were asked if they had any concerns. Eric Grindell stated he had no objections and neighbor Mary Doody asked for, and was given, an explanation of what Andy's project entailed. Jim Seamon made the motion to approve the Kendall Subdivision and Barb seconded. All in favor, the motion carried. Andy then inquired as to how he should proceed and Ms. Monty explained that Jim Harris signs the paperwork and Rick Fritz would soon contact Andy.

Jack Gherardi's application was next on the agenda. He gave some background information as to what his original intentions were when he went before the Zoning Board back in 2013, and how they evolved to his current request. Ms Monty clarified that Mr. Gherardi had originally gone before the ZBA to obtain their approval on a variance for a lot line adjustment that was greater than ten percent. Jack then used the maps to give a detailed explanation to the board describing the changes he proposed. He explained he had wanted to create a "flag lot", which would have meant that there would be road frontage for the newly created lot. This won't be possible since Preble does not approve of "flag lots". He hopes to create a right-of-way easement through his other lot to access the road. Barb asked for clarification of the term "flag lot" and was explained it referred to lots shaped like a flag on a flagpole. Jim Harris clarified that what was before the board was just that one specific lot line adjustment and any future plans would require a new application.

Jim Seamon asked for a more specific explanation of what the line adjustment looked like on the maps. The explanation was given. Jim H. observed that everything was in conformity, and asked whether the board had any questions. Tim Coyne made the motion to approve the lot line adjustment requested by Jack Gherardi. Maureen expressed a concern that the maps don't accurately reflect the line adjustment that the board approved, which may be confusing when the applicant comes back to the board for any future applications related to these properties. For the benefit of the Board, Jack color coded his map to accurately reflect the new lines he proposed, with Lot 1 drawn in orange and lot 2 in yellow. Tim Coyne amended his motion, moving to approve the lot line adjustment resulting in two separate parcels, as

reflected on the color coded map provided by the applicant. Approval is subject to the submission of an official map that accurately depicts the lot line adjustment. The chairman will then sign the corrected maps. The amended motion was seconded, all in favor, the motion carried.

Next, Mr. Ames came forward on behalf of Catherine Edinger. He passed out surveys and explained that the applicant was in the early stages of a plan to sell off parts of the Foley farm. The current application involves a request to separate the house and barn from the main farm. There is a prospect of selling the combined acreage of the two parcels, but they want to have the option of selling parcel one; the tillable 7.84 acres to the north, separately from parcel two; consisting of the house, garage and barn. There's an existing driveway to the house and a driveway to the lot near the north boundary line. Mr Ames noted the property is on Rt. 11 so the application will need to be sent to the County Planning Board. Letters will also need to be sent to the owners of the adjoining property. Jim Harris summarized that the plan was to subdivide the two parcels from the original 247 acre farm property. Jim H. stated the board could either set up a Public Hearing or waive one and notify adjoining neighbors. Maureen made the motion to waive the Public Hearing and send out letters to adjacent land owners notifying them of the proposed sub-division. Barb seconded, all in favor, the motion passed. The application will be sent to County Planning Board.

Next, Hilda Stevens explained her intent to deed off a section of her property. She showed a map of her property, and described where the proposed parcel would be. Access would be through a right of way along her driveway. Jim Harris explained to Ms Stevens that this request involved the creation of a non-conforming, land locked parcel, and would require referral to the Zoning Board Authority. Ms Monty gave Hilda her card in case her lawyer had any questions. Hilda was also told to contact Rick Fritz on Monday and, she will be able to attend next week's ZBA meeting if everything is in order.

The meeting ended with a discussion to move the November meeting from the 4th Wednesday to the 3rd Wednesday, November 18th. Barb made the motion to do so and Jim Seamon seconded. All in favor, the motion carried. A notice will be posted on the town website and in the Cortland Standard.

The motion to adjourn was made by Maureen, seconded by Barb and all in favor, the motion carried. The meeting adjourned at 8:15.

Respectfully Submitted,

Deb Putman

Recording Secretary

October 1st, 2015