

Minutes of the November 18, 2015 Preble Planning Board

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

Also Present: Attorney Don Armstrong and Attorney David Ames-on behalf of Catherine Edinger

The meeting opened at 8:02 with the Pledge of Allegiance.

First on the agenda, Jim Harris stated the Cortland County Planning Board sent their response to Catherine Edinger's application for a subdivision of the old Foley farm, at 7484 US Rt. 11.

He read the letter aloud. It stated that the request was technically adequate, does not have any state or county wide impact and was being returned to the Town without County Planning Board review. There was a stipulation that the owners must obtain a waiver from the County Health Department to permit a lot that does not meet the minimum dimensional requirements for lots using an individual private well and septic system. David Ames clarified that Francis Foley Jr.'s estate has been passed to his heirs, Catherine Edinger and her sister Ann.

Mr. Ames presented the property map for review. He explained the intention is to divide the original farmland into two parcels. The owners plan to sell the original farm house and approximately 7.84 acres of land. Dividing the land would give them the option of selling both parcels together or as individual properties. Mr. Ames will have the Health Dept. approve and stamp the map before filing. On October 30, letters were sent out to adjoining property owners to notify them of the proposed subdivision and there has been no response.

The board then proceeded to review the applicant's responses to the questions in Part 1 of the Short Environmental Assessment Form. Jim Harris read aloud the questions and the board completed the Impact Assessment section. Jim Seamon made the motion stating that based on the information and analysis, that the proposed action has no significant environmental impacts. Barb Albro seconded, all in favor, the motion carried.

Jim Seamon then made the motion to accept Catherine Edinger's application for a subdivision of her property into two lots. Tim Coyne seconded, all in favor, the motion passed. Jim Harris signed the maps. Mr. Ames will file a map with the County Clerk and one will be filed at Town Hall.

Next, the board closely examined and discussed the revised maps Jack Gherardi submitted to the board. At the last meeting he was told his application for a lot line adjustment was approved pending submission of maps that more clearly depicted the proposed changes. Jim Harris will sign the maps and date them 11/18/15 as the official date of approval.

There was some discussion of Hilda Stevens' application which had been denied by the planning Board, went before the ZBA and will go to a Public Hearing at the next Zoning Board meeting on December 5th.

Next the board reviewed the minutes from October 28. Tim Coyne made the motion to approve the minutes as written, and Barb Albro seconded. All in favor, the motion carried.

There was a brief discussion about changing the date of December's meeting from the 23rd to December 16th. Barb made a motion to that effect and it was seconded by Jim Seamon. All in favor, the motion passed.

Jim Seamon made the motion to adjourn and it was seconded by Maureen Knapp. All in favor, the motion passed.

The meeting adjourned at 7:50.

Respectfully Submitted,

Deborah Putman

Recording Secretary