

## PREBLE PLANNING BOARD MINUTES

MAY 23, 2018

Present: Jim Harris, Rick Burt, James McGee  
Absent: Barb Albro, Maureen Knapp  
Also Present: Donald Armstrong, attorney for the Planning Board; Jeff Bordwell,  
and Nate Shirley

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

Agenda:

(1) **Jeff and Melissa Bordwell Subdivision**: The Bordwells want to subdivide their residence from the archery/gun shop which are currently part of tax parcel 18.00-04-02. The proposed subdivision would create a new parcel of 1.14 acres for his residential lot.

An application was filed with the Preble ZBA to approve a variance from the 30-foot side setback regulations as the distance from the house to the shop is 10.1 feet. The ZBA reviewed the application and was referred to County Planning. As the County Planning Board did not have a quorum at their last monthly board meeting, the County Planning Department staff prepared an analysis and recommendation for the variance and subdivision. Don Armstrong checked with Dan Dineen, Director of County Planning, who advised that the Preble boards can proceed with Bordwells' application.

There is an existing septic system and well on the commercial property but no working restroom at present. County Planning recommended that the applicant obtain approval from the County Health Department of the proposed subdivision to ensure there is adequate area on the residential lot for a replacement septic system if needed in the future and that there is adequate area on the commercial property for a well, septic system and replacement septic system if this uses requires water use and restroom facilities. The two lots do not meet the County Health Department's minimum dimensional requirements for lots using individual private wells and septic systems.

Jim Harris felt that the ZBA should do the SEQR review at their next monthly meeting on June 7<sup>th</sup>. Planning Board will waive a public hearing as ZBA already has one scheduled on June 7<sup>th</sup>. Jeff was asked to contact Mike Ryan at the Cortland County Health Dept. to obtain approval of the proposed subdivision per County Planning's recommendation. Jeff will ask for approval in writing and will need to come back to Planning for subdivision approval after ZBA approves the variance.

(2) **Nate Shirley:**

(A) **Folmer Road Subdivision:** Nate Shirley owns two adjoining lots on Folmer Road that do not presently meet the 2-acre required lot size and he would like to combine these into one lot of 2.4 acres. The board recommended to Nate that he consolidate the two parcels through Real Property Tax Services and he can check with Rick Fritz on how to proceed. No action by the board is necessary.

(B) **Song Lake View Tract Subdivision:** Nate wants to reinstall an original line he had on the filed map which would change two lots - 65 acres of hillside from Lot 3 would then go with Lot 5. Lot 5 would end up with 232 feet road frontage with the addition of a 60-foot strip already in place. This would not affect the number of lots in the tract, well or septic system placements, or access to the hill. Nate will have the new lot lines depicted on the subdivision map and will provide the board with the updated map. Don Armstrong suggested that a new map could be filed with the notation that the changes are regarded as lot line adjustments versus a subdivision and that the Planning Board pass a resolution approving the change as lot line adjustments. The board felt this matter does not have to be referred to County Planning. The board asked Nate to file two lot line adjustment applications and contact Rick Fritz to follow up. Nate was also reminded that once lots were transferred in the tract, the board is suppose to review the deeds.

(3) **Henderson Subdivision:** Jim Harris spoke with David Ames who believes that the County will approve the subdivision within the next month.

Minutes of the February 28, 2018, were reviewed. Motion made by Rick Burt to accept the minutes as written; Jim McGee seconded the motion; carried unanimously.

Motion made by Rick Burt to adjourn the meeting; Jim McGee seconded the motion; carried unanimously.

Respectfully submitted,  
Sue Wright, Recording Secretary