



PLANNING BOARD MINUTES
FOR APRIL 21, 2016

Creen lead the Pledge of Allegiance.

Two public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Howard Post, Chairman, opened the meeting at 7:30p.m. Present were Howard Post, Kenneth Goldberg, William Creen and Daniel Ellsworth. Absent were Len Bouren, Carole Furman, Paul Andreassen, and Michael Tiano. James Bruno, Liaison, was absent. MaryAnne Wrolsen, CAC, was present. Dan Shuster, Consultant, was absent but Alan Sorenson, Assistant Consultant of Shuster Associates, was present.

A motion by Goldberg, seconded by Creen to accept the March 2016 Minutes with correction to add "All in favor, none opposed, carried" to SaugNYDevelopment matter. All in favor, none opposed, carried.

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PUBLIC HEARINGS:

1. Minor-Misty Lucas-Glasco Turnpike. Plans presented by Misty Lucas. Public hearing opened at 7:34pm. Has 38 acres wants to retain 2 acres and sell remainder. Has privacy easement. Comments: Carole Cantius-reviewed maps and explained septic and building existing. Property line disagreement as the property stakes went missing. The house looks closer then this shows. Wants measurements taken from house to line. Discussion on stonewall would be property line. In the 80's surveyed and knew. Where are septic setbacks. Post-how much does the property line vary. Cantius-half the smaller house. Lucas-house built a few years ago. Post-check into it with Don Brewer and if Cantius contests then needs to hire her own surveyor. Cantius-contests and will contact Bob Campbell. Goldberg-what needs to be done now. Post-Cantius needs to have her surveyor's opinion soon. Creen-cannot file plans until this is cleared up. Sorenson-the PLBd has 62 days to make a decision and need the plans to show location of wells and septic. Lucas-gave revised plan to Sorenson to review. Cantius-the back area is wet and wants to resolve line issue now while the subdivision is going on. Post-will leave the public hearing open. Goldberg-last month Brewer was going to check on flood plain and show on plans. Lucas-did not know that. Goldberg-it is in the Minutes. Post-tell Don Brewer to show it on the plans.

2. Lot Line Revision and Minor-Glen and Patricia Hegner-Hegner Lane. Plans presented by Thomas Conrad. Opened public hearing at 7:50pm. Conrad discussed where new lot line giving acreage to son and the separate parcel being subdivided off. A motion by Goldberg, seconded by Creen to close hearing at 7:51pm. All in favor, none opposed, carried. Sorenson-discussion on a Road Maintenance Agreement for Hegner Lane.

Conrad-does not know and explained road placement with lots. Goldberg-private road and people behind have access and needs an Agreement. Conrad-has been in existence since the mid 80's. Goldberg-someone in the back can stop access. Conrad-would be tough because all maps have been filed and shows ROW. The width of ROW is 50ft. Sorenson-proposed lot easement crosses over Lot 2. Conrad-the new lot is to the East of ROW and Conrad showed Sorenson on the plans. Has public water and sewer. Post-needs usual Conditions. A motion by Goldberg, seconded by Creen to approve the lot line revision and minor subdivision pending all usual Conditions. All in favor, none opposed, carried.

OLD BUSINESS:

1. Seqr. Review-Amalicia Addrizzo/Cellco/Verizon-Schoolhouse Road. Plans presented by Scott Olson. Discussion on RF Engineers' review. Using several poles would not give adequate coverage. Using water tower would not work-can have a disagreement between RF Engineers. Tower parcel is not clean and not economical. Goldberg-nothing from PIBd Engineer to prove finding 2 site solution not addressed. Olson-this is the disagreement as Verizon addressed it but he may not agree but it has been done. Goldberg-water tower not usable cause of site not clean. Olson-no also will not give good coverage and also not clean. Received a handout from Olson. Post-needs ZBA zoning variance and if approved then back to PIBd for site plan approval. Question from MaryAlice Lindquest-where is location as they live on same road and question on letter from Historical Commission. Post-this is for Seqr. Only, you can follow newspapers and mailings for future notice. Olson-State Historical Commission agrees with them. A motion by Goldberg, seconded by Ellsworth to approve the Neg Dec pending continuation letter from PIBd RF Engineer. All in favor, none opposed, carried.

PRE-HEARING CONFERENCE:

1. Site Plan-Catello Viviani/Alessandro Viviani-Hideaway Lane. Plans presented by Alex Viviani on behalf of his father. Change their one family house to a 2 family house. Always has had 2 separate kitchens, baths and bedrooms. Purchased at an auction and cleaned up the building as shown in pictures. Goldberg-have added 4 parking spaces. Viviani-the parking area is wide and long and each park on their own side. Goldberg-show the spaces on the plans. Goldberg-two floors. Viviani-two separate all on ground floor with one in back and one in front. Ellsworth-where is septic. Viviani-to the left of deck 5 or 6 ft. between property line. Goldberg-how do you get water. Viviani-well in front. Ellsworth-will support two family-20x60ft. Septic. Viviani-we own lot behind so can expand the lot and have no problems. Also had it pumped and said it was fine as it is cement. Post-is lot 3 also sold. Viviani-would sell that too. A motion by Goldberg, seconded by Creen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Post for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to schedule a public hearing for May 17, 2016. All in favor, none opposed, carried. Show septic and revise plans.

2. Lot Line Revision-Huguette Romerio-Blue Mountain Road. Plan presented by Huguette Romerio. Wants to combine two separate lots. A motion by Goldberg, seconded by Post to declare as a Type II Action. All in favor, none opposed, carried. A

motion by Goldberg, seconded by Creen to waive sketch plan approval, waive public hearing and grant Conditional Final approval pending all fees paid and signatures. All in favor, none opposed, carried.

3. Minor-Frank Ferrendino-Band Camp Road. Plans presented by Dan McCarthy of Praetorius & Conrad, P.C. Has 17 acres subdivide into two lots. Lot 1 has existing house, well and septic and driveway. Lot 2 has two separate houses, two separate septic and wells. Lot 1 has 10 acres and will sell and Lot 2 will retain. Discussion on Road Maintenance Agreement. Ellsworth-is 20ft. wide enough thought had to be 50ft. So it can be subdivided in future. Post-would need to come to PIB for future subdivision and that would be discussed then. McCarthy-the road is about 650ft. Long and has a turnaround. Sorenson-would need a private Road Maintenance Agreement. Goldberg-would be concerned with width if and when subdivision of Parcel 1. Post-right. Conrad-can be 20ft. with two houses or less. Post-as long as the applicant is aware. Conrad-yes was discussed earlier and will talk to them again. A motion by Goldberg, seconded by Post to declare as an Unlisted Action. All in favor, none opposed, carried. Ellsworth-should be wider ROW. Post-agrees but not required at this time. A motion by Goldberg, seconded by Creen for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Post to schedule a public hearing for May 17, 2016. All in favor, none opposed, carried. Post-for the public hearing consider widening the ROW. Conrad-it was discussed before but will go over it again.

4. Minor-KMAB Properties, LLC-Glasco Turnpike. Plans presented by Thomas Conrad. This was approved 5 years ago exactly like this but not filed and then was sold and now new owners want to do the same thing. Post-what about the curb cut. Conrad-NOTE: not sold as a building lot. Conrad-sold as one lot with Turnpike between them and owns right to Turnpike center. Post-that was all I remember septic and curb cut site. Sorenson-where is well and septic on smaller lot. Conrad-no not across the road. Creen-date on house in the 1800s. Conrad- yes. Ellsworth-cannot tie together and cross under road. Creen-this is a new process. Conrad-yes. Goldberg-location of well and septic in a stand alone. Post-yes inhabited. Goldberg-no municipal. Conrad-no. Goldberg-discussion on Shuster Findings. Post-all pre-existing. Goldberg-non conforming now, one complete lot is satisfied and has been servicing and will continue as same. A motion by Goldberg, seconded by Creen to declare as an Unlisted Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Ellsworth for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Ellsworth to schedule a public hearing for May 17, 2016. All in favor, none opposed, carried.

5. Minor-Randy Post-Manorville Road. Plans presented by Dan McCarthy. Subdividing-Parcel 1 is a vacant 4 acre and Parcel 2 will be the remaining vacant 71 acre parcel. The access to Parcel 1 is an existing ROW over Parcel 2. Post-had perk holes done. Thomas Conrad-Health Department approval on both with in ground systems. Post-length of road. Goldberg-about 1300ft. long from Manorville Road. Post-there is room for a turnout on the ROW at the triangular corner and the other corner looks sharp too. Sorenson-grade of drive. McCarthy-is hilly some ups and downs. Post-there is nothing drastic. A motion by Goldberg, seconded by Ellsworth to declare as an Unlisted

Action. All in favor, none opposed, carried. A motion by Goldberg, seconded by Ellsworth for a Neg Dec. All in favor, none opposed, carried. A motion by Goldberg, seconded by Creen to schedule a public hearing for May 17, 2016. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Received Zoning Board Materials.

Since there was no further business to discuss, a motion by Ellsworth, seconded by Goldberg to adjourn the meeting at 8:50p.m. All in favor, none opposed, carried.

Submitted by:

Juanita M. Wilsey,