

PLANNING BOARD
MINUTES FOR NOVEMBER 20, 2007

Two (2) public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. William Creen, Chairman, opened the meeting at 7:35p.m. Present were James Bruno, Tom Francello, William Hayes, Carole Furman, Howard Post and William Creen. Absent was George Collins. Jeremy Kane, Planner was present.

A motion by Post, seconded by Bruno to accept October 2007 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-John & Eda Mayone-Rt. 32-Public hearing opened at 7:37p.m.-Maps presented by Michael Vetere-frontage on Rt. 32-Lot 2a is 1.6 acres and remaining 5.4 acres with existing home. ROW starts with 25ft. wide then in back goes to 35ft.

Comments: Annette Kadlic-concerned with pond flooding her property and other neighbors and sometimes fish all over the yard. Vetere-this subdivision will not worsen and might improve and Building Inspector could look into. Creen-could make this a condition, would it be easy to drain. Vetere-a ditch across the road where the culvert is could help. A motion by Post, seconded by Furman to close hearing at 7:43p.m. All in favor, none opposed, carried. Creen-will prepare a Resolution and forward to Vetere. Mayone created pond years ago. Inform Building Inspector – proposed building site. Will prepare Resolution or letter stating what will cause pond to properly drain, location of proposed building site and zoning and signature of owner. Received receipt cards. Letter was sent to Vetere on November 21, 2007.

2. Minor-George Nau / Jessie Reimers-Stoll Road-Maps presented by George Williams. Public hearing opened at 7:50p.m. ROW granted to Reimers to get into back parcel – 2 lots. Rothe will prepare letter stating soils will hold a shallow trench septic system.

Comments: Nora Cage-reviewed maps. Dan Weeks-read letter of concerns. Creen-sent this to Town Attorney and attorney comments were to prepare a POS DEC if a major subdivision and since this is a minor and has bulk. Dan Weeks-a ROW that is new across the Nau property to remove quarry to build road is not located on the map. Creen-is this a construction road and will not be maintained or used-they can have a road on his property if he makes a road he has to come back. Reimers-it is on his property. Weeks-on Nau and Glick property. Reimers-stated he owns property and will build only one home for himself. Creen-if a major subd. he will have to come back to Pl. Bd. for further approval. Weeks-feels this is an inappropriate

subd. and explained-wetlands, steep and shallow soil. Not against subd. as 2 were just approved. They are all treating water which is contaminated. He has no permit for road. Creen-ROW has to be 16ft. wide. Kane-has to have certain grades. Weeks-discussed setbacks, ROW grades and lot needs to be approved for building. Creen-will need Health Dept. approval and all approvals before he gets Pl. Bd. approval. Weeks-wants to promote land for best usage, etc. Bruno-he has right to build 2 houses-one on each lot. Creen-if more will have to come back to Pl. Bd. Weeks-do you have to notify another Town of subd. if within 500ft. Creen-will look into it. Weeks-I have an engineer that says ROW has 20% grades and is there length limits on driveways. Creen-not on a driveway, a ROW yes-1200ft. Weeks-will this hearing stay open. Creen-will close public hearing then he will work toward approvals. Put any more concerns in a letter and Pl. Bd. will review. Reimer-stated he will bury electrical line so no poles and is building a nice home. Weeks-it is a ditch right across the stream which is ugly. Reimers-is a 20ft. road now not a trail. Cage-what about clear cutting-one house isn't a concern-100ft. cutting zone-what is that about. Reimer-wants a view if building a house there-has 2 lots to build 2 houses on. Creen-rezoning for clear cutting is in public hearing stage. Cage-why we are concerned it is a big road and is being built to open up so all lands can be developed back there. Creen-if developed will be notified again. Weeks-driveway is in. Discussion on Kate Yaeger Rd.-that it was a thru road not maintained by Town but exists. If owners want Town owned, the owners would have to make 50ft. wide and up to Spec. Sue Weeks-on Comprehensive Bd.-discussed open space and this area is true prime area and opened to consider conservation quarter-with ledge, drainage, steep sloops-this is sensitive concerned that any project in this area and as a Pl. Bd. you should look at this. Creen-we can only go by what is in the books-POS DEC if a major. Sue Weeks-just be alert. Discussed Wells-people losing their Wells and need new ones-people below ledges should be concerned. Dan Weeks-why can't he subd. the other way for road frontage – can a minor do full Seqr. review-I want to request it for this project. A motion by Post, seconded by Furman to close hearing at 8:55p.m. All in favor, none opposed, carried. Discussed new road across Nau property and if it is built it should be on map. Reimers-it was cut for a temporary road to get to quarry and will grow back. Discussed driveway-needs to indicate on map 12% grade and 90 degree turns for fire trucks. Kane-talked to fire chief already. Furman-what would a long form Seqr. do. Creen-doesn't apply here-an EIS is just not done-if has an issue can put it in a Resolution. Needs to see elevations for house, provide grades, cuts for driveway, notify Building Depart. that it has to be done before Building permit is issued. Needs letter from Rothe on septic since Health Dept. is taking too long so will accept engineer letter that soils will pass. Received receipt cards.

OLD BUSINESS:

None

PRE-HEARING CONFERENCE:

1. Lot line revision-Heidi Haynes-Churchland Rd.- No representation.
2. Lot line revision-John Gray-Fish Creek Rd.-Maps presented by Tom Conrad. 15 acres with existing house – McKenna wants 3 acres of mostly rubble to add to his property. Just for information-Parcel B will be subdivided in the future and has applied for septic. A motion by Creen, seconded by Hayes to waive public hearing per Section 323. All in favor, none opposed, carried. A motion by Creen, seconded by Post to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending signatures. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Kane and Creen-asked members to review new Zoning changes before public hearings take place.
2. Jordan Schlanger-received 2 signed maps.
3. Peter Williams-received 2 signed maps.
4. David Zurenda/ now Thomas Stokes-received 2 signed maps.
5. Lori Mulford & Lynn Battista / Lerner-received 2 signed maps.
6. Received October 2007 ZBA Minutes on Nov. 15, 2007.

Since there was no further business to discuss, a motion by Creen, seconded by Post to adjourn the meeting at 9:00p.m.

Respectfully submitted:

Juanita M. Wilsey,
Recording Secretary