

PLANNING BOARD
MINUTES FOR MARCH 17, 2009

Two (2) public hearings were scheduled for this meeting and the public was invited to come forward to examine maps and ask questions. Thomas Francello, Secretary, opened the meeting at 7:30p.m. Present were Tom Francello, Carole Furman, Ken Goldberg, James Bruno and Dan Weeks. Absent: William Creen and Howard Post. Jeremy Kane, Town Planner and Nancy Campbell, Liaison were present.

A motion by Goldberg, seconded by Weeks to accept February 2009 Minutes. All in favor, none opposed, carried.

PUBLIC HEARINGS:

1. Minor-Pamela Pentony-Old Patch Rd.-Maps presented by Gary Harvey-Opened public hearing at 7:33p.m. Needs Health Dept. approval. Has a curb cut. May need to move property division line. Comments: Bernadette Maher-what are you planning on doing. Pentony-selling and building a single-family house on back parcel. A motion by Furman, seconded by Goldberg to close hearing at 7:40p.m. Not carried. A motion by Weeks, seconded by Goldberg to leave hearing open until a determination on Seqr. next month. All in favor, none opposed, carried. Pl. Bd. and applicant will need to provide information on endangered species in that area. Received receipt cards.

2. Minor-Angelo DiLeo-Rt. 32N-Maps presented by Gary Harvey-Opened public hearing at 7:55p.m. A 22-acre parcel with house and garage and a 15-acre vacant parcel. Single access-Harvey said Highway Dept. said access would be fine up to 4 lots. Need letter that soil would be fine for septic. No comments. Discussed endangered species part of Seqr. Not needed on this parcel. A motion by Furman, seconded by Bruno to grant a Neg Dec. All in favor, none opposed, carried. A motion by Furman, seconded by Bruno to close hearing at 7:58p.m. All in favor, none opposed, carried. A motion by Furman, seconded by Bruno to grant Preliminary Plat approval, waive submission of Final Plat and grant Conditional Final approval pending letter from Engineer for septic. All in favor, none opposed, carried. Rec'd receipt cards and Seqr.

****Kane:** The time to decide if they need an endangered species approval or other such issues would be when determining the Unlisted Action during the Pre-Hearing Conference stage. That way the applicant will be informed on what is expected.**

OLD BUSINESS:

Francello-recused. Furman runs the meeting.

1. Win One for Jesus-Special Use Permit-Rt. 32S-Discussion on Resolution. Changes made to Draft Resolution: A. Staff section-"at least" one counselor on duty. B. Total occupants-total of 10 woman and/or children. C. Accreditation date should be September 1st. D. Add a section on speed bumps to be added to site plan conditions and make sure the fence is a condition also. E. Discussed the levels of USA Teen Challenge: Gold level accreditation-inspection every 3 years and Silver level inspection every 2 years. The Pl. Bd. wants the Special Use Permit renewed every year. This situation needs to be clarified and find out how Teen Challenge determines the levels. Kane-Applicant would need to supply information needed every year to the Building Inspector. Will make the changes for April meeting and can approve then. Francello-returned.

2. Minor-Jorian and Tania Trowbridge-Terra Lane- Site Plan-Discussed letter written by Michael Smith dated February 17, 2009. Did not submit revised maps. They can use access but not bridge access unless approved. Place on April Agenda.

3. Site Plan-Mark Gottenberg-Rt. 32N-No revised plans. Has an extension until May 17, 2009 by Building Code Officer. Does not want this to be a stalling tactic. Applicant needs to be notified to submit a plan or the fines will begin at time when extension expires. Will need to inform State when plans are finalized.

PRE-HEARING CONFERENCE:

1. Site Plan- SBA Towers, II, LLC-Rt. 212-Maps presented by Christopher Fisher, Esq. and Edward Frawley, Site Engineer. Last year proposed tower on Euronutz property. Centerville Fire Company property will work best. Has agreement with fire company. Discussed moving tower forward, using same existing access as fire company uses, lines will be buried, store equipment in existing building and will construct a fence. This is an unmanned use so no septic is needed. Will be visited once a month other than that it will be monitored off site. Will not remove any trees, pines on site will be used as screening. A crane used to construct tower. Zoning was discussed. Fisher- they would comply with both ZBA and Pl. Bd., as clearly there is a need for a tower and no matter what would prepare a site plan for approval. Fisher would like to coordinate all with ZBA and Pl. Bd. He will contact ZBA to get that started. Tower will be 150ft. monopole with a build out of 5 carriers. They will make arrangements for a balloon test for April 2009.

2. Site Plan-Carin DeNat-Kelly Road-Maps presented by Carin DeNat. A site plan for a green cemetery on 10 acres. The front is seasonally wet. A Yurt made of canvas on concrete blocks with lattice walls will be the Office. A wood shed would be for holding and cold storage station. There is only one green cemetery in the State in Ithaca. The Manager of that cemetery will help guide her. Wood chip drive. Will be closed through the winter months. No septic, no formaldehyde, no caskets- just cots. Discussed site selection for appropriate land use, distance from Wells and wetlands and streams, State permits and inspections, non-profit if abandoned the Town would have to take over and physical use of property for depth and width for body, mercury removal and maintenance of cemetery. DeNat said she cannot inform, as she does not know how it will all lay out, as she will have to learn. The plots will not be in rows, she will pick natural spots

and have sitting places and paths. Pl. Bd. would like to know more information on number of plots and size of plots in each different section for a maximum developed area. Needs to know soil information, wet areas, check with Health Dept. Needs to revise maps to show area suitable, number of people at service, times and days of operation, sufficient parking, storage and information from State of New York. A motion by Goldberg, seconded by Bruno to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Post, seconded by Bruno to grant sketch approval and to schedule a public hearing for April 21, 2009 if applicant provides updated maps. All in favor, none opposed, carried.

3. Minor-David Seyfarth-Houtman Road-Maps presented by Richard Rothe-was purchased for a father – daughters build side by side. Parcel A has an existing house and Health Dept. approval where daughter and husband live. Parcel B soils have been tested last year and approved for shallow septic. No building is being planned at this time. Will submit Engineer's letter stating soils are appropriate for septic and locate holes on map. Show proposed location of septic, seasonal wet areas and needs curb cut. A motion by Goldberg, seconded by Furman to declare this an Unlisted Action. All in favor, none opposed, carried. A motion by Furman, seconded by Bruno to grant sketch approval and schedule public hearing for April 21, 2009. All in favor, none opposed, carried.

4. Major - Timbest, Inc. / Bishop's Gate-Camelot Court-Maps presented by Jeff Hogan of Praetorius & Conrad, P.C.-Release of Lot 152 of major subdivision started in 1996. Utilities are finished up Camelot Court. A total of 5 lots remain unapproved and after that will be back in front of Pl. Bd. for stormwater ponds. A motion by Francello, seconded by Furman to grant Preliminary Plat approval, waive submission of Final Plant and grant Conditional Final approval pending Health Dept. signatures, owner signature and payment of Pl. Bd. fees. All in favor, none opposed, carried.

MISCELLANEOUS:

1. Tim Morgan-Rt. 32N-Cedar Grove Plaza-site plan-Kane read letter dated February 18, 2009 giving a 9-month extension to comply with approved site plan dated August 8, 2007. If Morgan does not comply then he will be ticketed. A motion by Goldberg, seconded by Furman to grant the 9-month extension. All in favor, none opposed, carried.

1. 212 Developers/South Peak-Rt. 212-A motion by Furman, seconded by Goldberg to grant a 6-month extension. All in favor, none opposed, carried.

3. Discussion on Zoning Law Signage Section-letter from G. Helmoortel. Kane will reply to letter. Discussed yard setbacks for above ground structures-seems a need to define above ground structures, i.e. – a wall, ramp or building. Get clarification.

2. Received ZBA approved December Minutes on February 17, 2009.

Since there was no further business to discuss, a motion by Goldberg, seconded by Bruno to adjourn the meeting at 10:00p.m.

Respectfully submitted:

Juanita M. Wilsey, Recording Secretary