

MINUTES OF MEETING ~ APRIL 18, 2011

ATTENDANCE: Rick Bump, Eugene Dutcher, Paul Little, Harold Ellsworth, George Hilton, Ken Raisner, and Secretary, Pat Smith. Absent was Suzanne Robbins.

CORRESPONDENCE: Zoning Office Activity Reports for February & March, 2011.

MINUTES: On a motion by Mr. Bump, seconded by Mr. Dutcher, the Minutes of the February 28th, 2011 meeting were accepted, as presented. Motion carried 6/0.

OLD BUSINESS/PUBLIC HEARINGS:

1. #SD2010-09 ~ Rich Greco proposed 3 lot subdivision. Neither applicant nor representative were present to discuss the project.

2. #SD2010-10 ~ Rich Greco proposed 2 lot subdivision. Neither applicant nor representative were present to discuss the project.

NEW BUSINESS:

Bill & Virginia Mulligan ~ proposed parcel line adjustments. Attorney Rob Simon of Smith & Simon, LLC, was in attendance to represent the applicants. The project parcels are located in the Agard subdivision in Pottersville. Lot #35.2-1-34 is a 50,625 sq. ft. lot owned by Bill Mulligan. Lot #35.2-1-35 is a 28,125 sq. ft. lot (lying to the northeast of the first lot), and is owned jointly by Bill and Virginia Mulligan. Single family dwellings and related on site water and wastewater systems are located on each lot. Bill and Virginia currently live in the house on the smaller lot (#35.2-1-35). Bill's parents, now deceased, lived in the house on lot #35.2-1-34. The properties are located in a Moderate Intensity Land Use Area, and both are non-conforming lots that abut each other.

Bill would like to sell his parents' house on lot #35.2-1-34, but retain ownership of the bulk of his parents land between the two homes. The project, therefore, is to shift the boundary between the two lots 81.88 feet to the southeast, transferring 18,423 sq. ft. (0.42 AC) between the two lots. Each lot will retain its own sanitary and water systems.

The end result of the adjusted boundary is that where the properties started with 50,625 sq. ft., and the other 28,125 sq. ft., there will still be two lots, one of which will be 32,202 sq. ft., and the other, 46,548 sq. ft. No additional development is proposed for either lot.

Following brief discussion, motion was made by Mr. Bump, seconded by Mr. Dutcher, to approve the parcel line adjustment, as proposed. Motion carried 6/0.

BOARD PRIVILEGE: At this point in the meeting, Mr. Greco had not arrived, and a motion was made by Mr. Dutcher, seconded by Mr. Little, to table the public hearings on his proposed projects for one more month, the matter to be heard at the May 16th

meeting. Motion carried 6/0. Should applicant fail to appear at the May meeting, the matter will be stricken from the Agenda, and new application will need to be made. Mr. Greco had been notified of the April meeting, and had not responded with a request for an extension. This matter had originally been scheduled for December 20th, 2010. Applicant had asked for an extension, having been out of town, and he continued to ask for extensions, and to be heard at the April meeting.

(Please see "Board Privilege" under February 25, 2008 Minutes which reads:

"Discussion held on the number of applications that have been tabled for an indefinite period of time without the applicant returning requested additional information, or returning to complete the review process. Following discussion, motion was made by Mr. Thurling, seconded by Mr. Bump, to allow a project to be tabled only for a two month period, after which, with no response, re-application would have to be made, unless applicant has requested an extension. Motion carried 7/0.")

ADJOURNMENT: On a motion by Mr. Ellsworth, seconded by Mr. Hilton, the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary