

MINUTES OF MEETING ~ MARCH 17, 2008

ATTENDANCE: Bob Thurling, Harold Ellsworth, Suzanne Robbins, Eugene Dutcher, Ken Raisner, George Hilton, and Secretary Pat Smith. Also in attendance was Zoning Administrator Walt Tennyson. Absent were Rick Bump and Paul Little.

CORRESPONDENCE: Zoning Administrator's Activity Report for February 2008.

MINUTES: On a motion by Mr. Dutcher, seconded by Mr. Ellsworth, the Minutes of the February 25<sup>th</sup>, 2008 meeting were accepted, as presented. Motion carried 6/0.

PUBLIC HEARINGS: Having been duly advertised on March 10, 2008, the public hearings were opened at 7:00 p.m. by Chairman Raisner.

#SD2008-01 ~ Paul Bubar proposed 2-lot subdivision. Applicant was out of town, represented by Jon & Deirdre Schrader of Northern Homes Realty. Applicant is owner of 5.9 acres of land located beyond Trout Brook on Route 9 in Pottersville. The parcel is already cut diagonally in two by the power lines that bisect it, and both plots are listed as separate plots in the deed. Applicant wants to convey 3.4 acres for a residential building lot, and will be retaining the remaining property that contains his home and outbuildings. Project is non-jurisdictional with the Park Agency. Property is located in the Hamlet Land Use area, and will meet the 75 feet of road frontage requirement for both lots. There were no comments offered from the public arena, so the public hearing was closed at 7:04 p.m. on a motion by Mr. Thurling, seconded by Mr. Dutcher. Motion carried 6/0. Following brief discussion by the Board, motion made by Mr. Dutcher, seconded by Mr. Thurling, to approve application #SD2008-01 with a negative declaration. Motion carried 6/0.

#SD2008-02 ~ Gilma Enterprises proposed 11-lot subdivision. Applicant represented by Attorney Dan Smith. Applicant is owner of property between State Route 8 (gravel pit), and Stage Coach Road. Some time ago, lands to the north of the Gilma property, known as Carriage Knoll, was subdivided by same ownership. A new subdivision to be known as "Surrey Drive" is now proposed for creation of 11 lots, to be located southerly to the Carriage Knoll subdivision. Access from this subdivision will be to Stage Coach Road over the road shown on the Carriage Knoll subdivision. Each of the 11 residential lots will be larger than 3 acres in size. Each lot will presumably be improved by one single family dwelling with related on-site wastewater treatment system, water supply and accessory structures. Total project area consists of 115+/- acres, with approximately 68 acres containing flagged wetlands to be retained by owners. The property is located in a Moderate Intensity Land Use area which requires 200 feet of road frontage. ( A section of the retained parcel is also located in a Hamlet

~ 2 ~

land use area, not affected by this subdivision). Lots 1, 2, 3, 10 and 11 are each 200 feet wide. Lot 9 is about 210 feet wide. Remaining lots 4, 5, 6, 7 and 8 will gain road frontage on the proposed cul-de-sac to comply with the required 200 feet of road frontage. No further subdivision is proposed on the balance of the holdings. The road within the proposed subdivision will be a private Association road. It was determined that the property is located

more than 100 feet from Chester Creek, and at least 45 feet in elevation from it. APA has determined that there are no wetlands subject to Agency jurisdiction on any of the 11 numbered residential lots or on the subdivision road extension, and that the property is not otherwise located in a statutory critical environmental area. With no comments being received from the public arena, the public hearing was closed at 7:08 p.m. on a motion by Mr. Thurling, seconded by Mrs. Robbins. Motion carried 6/0. Following closing of the public hearing, long form SEQR was reviewed, and it was determined that the project will not produce any significant environmental impact. Additionally, discussion ensued regarding a condition that construction of the cul-de-sac have two lanes, instead of the proposed single lane, and to be large enough for the passage of any emergency vehicles. Any vegetation in the center of the cul-de-sac will remain. Applicant requesting a resolution for preliminary approval in order that they might go to Board of Health and DEC. Following discussion, motion was made by Mr. Hilton, seconded by Mr. Dutcher to give preliminary approval of this project, with a negative declaration. Motion carried 6/0.

OLD BUSINESS: #SPR2008-02 ~ John Behan proposed mixed use shopping center. Applicant was not present at the meeting. On a motion by Mr. Dutcher, seconded by Mrs. Robbins, this project has been tabled until next month. Motion carried 6/0.

NEW BUSINESS: Donald Liddle proposed boundary line adjustment. Applicant owns approximately 1/2 an acre of land on Don Towsley Road (runs behind the old Pottersville School building). His neighbor, Gareth Griffen, has agreed to convey .26+/- acres of land to Mr. Liddle, which measures approximately 76 feet in width, and 150 feet in length. It will square off applicant's parcel, and will be merged with and become part of his current holdings for a total land area of 0.78+/- acres. Property is located in the Hamlet. Following discussion, motion was made by Mrs. Robbins, seconded by Mr. Dutcher to approve this project as a boundary line adjustment. Motion carried 6/0.

BOARD PRIVILEGE: Discussion over conditions being added to approvals.

ADJOURNMENT: On a motion by Mr. Thurling, seconded by Mr. Ellsworth, meeting adjourned at 7:50 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary