

MINUTES OF MEETING ~ NOVEMBER 15, 2010

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

MINUTES: On a motion by Mr. Dutcher, seconded by Mr. Ellsworth, the Minutes of the October 18th meeting were accepted, as presented. Motion carried 6/0.

CORRESPONDENCE: Zoning Office Activity Report for October, 2010.

OLD BUSINESS: None.

NEW BUSINESS: #SD2010-08 ~ Greg Taylor proposed 4-lot subdivision. Attorney Frank DeSantis was in attendance to represent the applicant. Proposed project is located on McPhillips Woods Road, off of Hill Park Road. Applicants own 70 +/- acres, west of Hill Park Road and McPhillips Woods Road, a Moderate Intensity Land Use Area. The proposal is to create three new lots, with Lots 2-A and 2-B being five acres each, and Lot 2-C being 7.53 acres. The remaining 53.11 acres, containing wetlands, would be retained by the Taylor's. Each of the proposed new lots would have in excess of 200 feet of road frontage, and are all set back from the wetlands on the larger lot by at least 200 feet. The map stipulates that there can be no further subdivision of the newly proposed lots. Subdivision of the larger lot is virtually impossible due to the wetlands, and the required 200 foot buffer zone required by the APA. A non-jurisdictional determination has been requested of the Agency, but no response has arrived, as yet. There are no wetlands present on the proposed three smaller lots.

Following brief discussion, motion was made by Mr. Dutcher, seconded by Mr. Bump, to schedule a public hearing for the December 20th meeting. Motion was approved 6/0.

#SD2010-09 ~ Rich Greco proposed 3-lot subdivision. Applicant was in attendance to present his project. Proposed subdivision is located off State Route 9 at 14 B-At-Ease Lane, (behind the Liquor Store). Proposal is to subdivide 1.7374 +/- acres where the former Panther Mtn. Fitness Center was, by removing 0.50 acres, currently containing a garage. Next to this 0.50 acres is an existing lot, which is being adjusted from 0.417 +/- acres to 0.50 acres. This will leave 2- 1/2 acre lots, and one lot at 1.154 acres. All property is located within the Hamlet, and there are no wetlands present. There is also a 25 foot right of way access to all of the lots. Following brief discussion, motion was made by Mr. Bump, seconded by Mr. Hilton, to schedule a public hearing for the December 20th meeting. Motion carried 6/0.

#SD2010-10 ~ Rich Greco proposed 2-lot subdivision. Applicant is owner of 67 +/- acres of land located at 100 Fish Hollow Road, a Rural Land Use Area. Applicant proposes breaking off 11.38 +/- acres, currently improved by one Mobile Home dwelling, and retaining the remaining property that his house and accessory structures occupy. Board requested a Jurisdictional determination be made by the Park Agency, and applicant will be provided a JIF to fill out. Following brief discussion, Mr. Dutcher made

a motion, seconded by Mr. Ellsworth, to schedule a public hearing for the December 20th meeting. Motion carried 6/0.

#SPR2010-11 ~ Andy Beadnell proposed Agricultural storage building. Applicant was in attendance to discuss his project. He is currently owner of 20+/- acres of land located off the Glendale Road in Pottersville, formerly the Glendale Park. He proposes erection of a 56' x 96' storage building for the housing of some of his Agricultural machinery. He explained that he should be returning to the Board within a year with a plan for the remainder of the property. He is in the process of a massive cleanup of the area, and will plan development, once that is completed. There is also some environmental clean-up going on due to prior ground contaminants. According to the company doing the environmental cleanup, the wells on the Glendale Property are all clean, but contaminants exist in the wells across the road, belonging to Word of Life. Applicant stated that he had talked with Supervisor Monroe with regard to affordable housing, but really does not know what his plan will be. He is currently thinking perhaps some retail facilities along the road frontage, and some housing in the rear.

Following discussion, a motion was made by Mr. Bump to approve application #SPR2010-11 for the construction of an Agricultural Storage Building, as proposed, with a negative declaration. Motion was seconded by Mr. Ellsworth, and carried 6/0.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT: On a motion by Mr. Ellsworth, seconded by Mr. Dutcher, the meeting adjourned at 7:30 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary