

MINUTES OF MEETING ~ NOVEMBER 17, 2008

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

MINUTES: On a motion by Mr. Bump, seconded by Mr. Hilton, the Minutes of both the October 20th, and the Special meeting of November 3rd, 2008 were accepted, as presented. Motion carried 7/0.

CORRESPONDENCE: Minutes of the November 3rd, 2008 Special meeting of the Planning Board. Distributed at the meeting, Zoning Administrator's Office Activity Report for October 2008.

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

#SD2008-05 ~ GILMA Enterprises, Inc. & CASME, Inc. proposed 3-lot subdivision. Property owned by Gilma Enterprises, Inc. (Tom & Nadine Magee along with Ron & Priscilla Gill), and CASME, Inc. (Cynthia Mead). Applicants represented by Attorney Dan Smith, of Smith & Simon, LLC., Tax map designations #87.-1-3.1 and #87.20-1-9, respectively.

GILMA property is 73.4 +/- acres, located off State Route 8 and off Stage Coach Drive. CASME property is 1.82 +/- acres, also located off State Route 8 and off Stage Coach Drive. Proposed subdivision involves creation of Lot 1, comprised of a .806 +/- acre portion of tax parcel 9, improved by Gallo Realty, a commercial use structure, and will be retained by CASME. Lot 2 is a .70 +/- acre lot and Lot 3 is 1.414 +/- acres in size. Lots 2 and 3 are both vacant and are comprised of portions of tax parcels 9 and 3.1. The remainder of the Gilma property will be retained. Project has received a non-jurisdictional determination from the Park Agency, and both Lots 2 and 3 will be offered for sale upon approval, with anticipated uses to be determined by the purchasers. Configuration of the lots are designed to accommodate septic disposal systems. Gilma will continue to retain the ROW to the gravel pit. On a motion by Mr. Thurling, seconded by Mr. Dutcher, public hearing on this project was closed at 7:02 p.m., with no comments received from the public. Motion carried 7/0. Following brief discussion, motion was made by Mr. Thurling, seconded by Mr. Bump, to approve application #SD2008-05, with a negative declaration. Motion carried 7/0.

#SD2008-06 ~ Suzanne Fish proposed 3-lot subdivision. Applicant owns approximately 15.69 acres of land on VanGuilder Road. She wishes to subdivide in order to convey property to both of her children. Lot 2C will be 1.92 +/- acres, Lot 2B will be 5.4 +/- acres, and she will retain the remaining 8.38 +/- acres containing the wetlands. Project is non-jurisdictional with the Park Agency, and they have amended their determination to read "3-lot subdivision," instead of the "2-lot" indicated in the original letter. Each lot is proposed for the construction of a single family dwelling with related on-site water and wastewater treatment systems. There is a proposed easement and right-of-way for ingress and egress and utility installation and maintenance off Van Guilder Road, crossing both Lots 2C and 2B, as well as other lands of Suzanne Fish, in order to access Lot 2A and those areas to the rear of the proposed

subdivision. Following discussion and review, public hearing was closed at 7:06 p.m. on a motion by Mr. Bump, seconded by Mr. Dutcher, also with no comments being received from the public arena. Motion carried 7/0. Motion was then made by Mr. Dutcher, seconded by Mr. Bump, to approve application #SD2008-06, with a negative declaration, for a 3-lot subdivision, as proposed. Motion carried 7/0.

#SD2008-07 ~ William T. Murphy, Jr. ~ proposed 2-lot subdivision. Applicant has asked that the public hearing for this project be tabled for another month, in order to obtain additional information on their project. Project will be heard at the December 15th, 2008 meeting.

OLD BUSINESS: Continuation of tabled projects.

Gilma Lot Line Adjustment. Attorney Dan Smith representing Lands of Magee and Gill. The proposed lot line adjustment between Carriage Knolls subdivision, and the preliminarily approved Surrey Drive subdivision, both under the same ownership, had received approval at the October 20, 2008 meeting for a lot line adjustment between the two. The purpose of the adjusted boundaries was to revise Lot #7 in the Carriage Knolls subdivision in order to construct a dwelling on it, reducing Lot #11 in the Surrey Drive subdivision to 1.894 acres in size. The Surrey Drive subdivision had received a Negative Declaration with regard to SEQR at the March 17, 2008 meeting. Attorney Smith was now asking for reaffirmation of the Negative Declaration following the Lot Line Adjustment. On a motion by Mr. Little, seconded by Mr. Dutcher, resolution was made to reaffirm the Negative Declaration with regard to the proposed Surrey Drive Subdivision of Gilma Enterprises, Inc. Motion carried 7/0.

NEW BUSINESS: #SPR2008-10 ~ Jill McCarroll proposing use of the old Janser's building for an indoor golf "simulator" facility. Applicant had called and asked for project to be tabled until the December meeting, as she was awaiting additional information before presenting her project.

BOARD PRIVILEGE: No discussion.

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

Respectfully submitted,

Patricia M. Smith ~ Secretary