

## MINUTES OF MEETING ~ FEBRUARY 26, 2007

**ATTENDANCE:** Rick Bump, Eugene Dutcher, Suzanne Robbins, Paul Little, Ken Raisner, George Hilton, Bob Thurling, Alternate Harold Ellsworth, and Secretary Pat Smith.

**MINUTES:** On a motion by Mr. Bump, the Minutes of the January 22, 2007 meeting were accepted, as presented. Motion seconded by Mrs. Robbins and carried 7/0.

**CORRESPONDENCE:** Copy of ZBA Minutes of July 25<sup>th</sup>, 2006 with regard to Gary Anzalone property; Zoning Administrator's Activity report for January 2007; Letter & copies of deeds from Smith & Simon re: Villany/Halliwell proposed subdivision; Letter from James Hutchins re: Notice of Intent for Stormwater Discharge for the Moro and Anzalone subdivisions. Night of meeting: Notice re: Effective and Proper Planning and Zoning Decision -Making seminar sponsored by Warren County Planning Board; and Stormwater Report prepared for the Anzalone property by Engineer, Jim Hutchins.

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

#SD2006-22 ~ Jeannie Minch. Attorney Rob Simon of Smith & Simon LLC was present as representative for applicant. Applicant is the owner of 13+/- acres of land located at the junction of Landon Hill and William Hill Roads, a Low Intensity Land Use area. Applicant proposes a 4-lot subdivision of the land, each lot being in excess of 3.2 acres. A non-jurisdictional letter has been received from the Park Agency regarding this project. Following brief review, motion was made by Mr. Thurling, seconded by Mrs. Robbins, to close the public hearing at 7:02 p.m. Motion carried 7/0. Following discussion, a motion was made by Mr. Bump for approval of application #SD2006-22 for a 4-lot subdivision, as presented, with a negative declaration. Motion seconded by Mr. Dutcher and carried 7/0.

#SD2006-23 ~ Gary Anzalone. Public hearing on this application opened at 7:03 p.m., with Attorney Simon representing applicant on a proposed 3-lot subdivision of 15.89+/- acres of lands on Kingsley Lane, a Moderate Intensity Land Use area. The property is quite steep for a distance of about 200 feet back from Kingsley Road. At that point, the property flattens to a bench for approximately another 200 feet, and then gets real steep again. Proposed on-site water and wastewater systems, along with proposed building sites, are all located on relatively flat areas on the parcels. There is a proposed common drive with a 15% grade providing access to all three lots, and a designated turn-around for emergency vehicles that has been added to the map. A site plan has been prepared by Engineer Jim Hutchins showing the limits of vegetative clearing at the home sites, as well as test pit information and an engineer designed septic system for each of the three lots. A

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Notice of Intent has been filed with the New York State Department of Environmental Conservation which requires only erosion and sediment control for the Stormwater Pollution Prevention Plan, but Mr. Hutchins has proposed additional measures to mitigate impacts of increased runoff rates and volumes. Some of these include trenches along edge of the dwellings for drip edge and infiltration

retention areas designed for each lot. Additionally, check dams will be in place, and stone lined ditches which will slow runoff and enhance runoff into the ground. There will also be a series of controls in the driveway itself. Mr. Hutchins explained that the storm water report that he has provided is a series of computations depicting both a 10 year and a 25 year event. He continued that with all of the proposed controls in place, post developmental runoff should be less than the pre-developmental runoff, or at the very least, equal to but not more than currently exists. There will be easements granted and a driveway maintenance agreement between homeowners. Visual impact will be pretty much non-existent from the Lake, with the property on the opposite side of the road having 100+ foot pine trees blocking any view. This same property owner, Mr. Bob Flynn, expressed concerns over the runoff due to the fact that it greatly affects his property already, running through a culvert across Kingsley Lane, and pooling in his yard in a huge quantity where it stands and becomes stagnant, as well as being a breeding ground for mosquitoes. Following extended discussion, it was recommended that Mr. Flynn approach the Town Board to coordinate with the Highway Superintendent in order to find a solution for diverting all that water away from his property. On a motion by Mr. Bump, seconded by Mr. Thurling, the public hearing was closed at 7:50 p.m. Motion carried 7/0. Brief discussion, followed by a motion from Mrs. Robbins to approve application #SD2006-23, with a negative declaration, for a 3-lot subdivision, as presented. Motion seconded by Mr. Bump and carried 7-0.

**OLD BUSINESS:**

**NEW BUSINESS:** #SD2007-01 ~ F. Judith Jennings proposed 2-lot subdivision. Applicant owns 19.96+/- acres of land on Hardscrabble Road, located in a Rural Land Use Area. She proposes dividing the property into two parcels of about 10 acres each, in order to create a second building lot. Lot 12A currently has a single family dwelling located on it, along with related on site water and waste water treatment systems. Proposed Lot 12B is currently vacant. Following discussion, the Board requested a copy of the APA Permit that had been issued in January of 2003, and Mrs. Jennings agreed to provide it. Mr. Dutcher then made a motion to schedule a public hearing for application #SD2007-01 at the March 19<sup>th</sup> meeting. Motion seconded by Mr. Hilton, and carried 7/0.

**BOARD PRIVILEGE:** Brief discussion on the Training Seminar to be held at Warren County on March 26<sup>th</sup>.

**ADJOURNMENT:** On a motion by Mr. Thurling, seconded by Mr. Bump, the meeting adjourned at 8:05 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary

