

Planning Board Minutes

June 9, 2015

Present: Joe McIlroy, Heather Grant, Chris McLouth (2nd alternate), David Dermody, Mark Vitale, Dave Russo

Others: Jim Galbraith, Carl Peter

7 p.m – Mr. McIlroy opened the public hearing for Jim Galbraith to order.

Mr. Galbraith had the property resurveyed and there will now be 3 acres for the one lot, adding the barn to the house. He brought a new map with dimensions for subdivision of the rest of the property, keeping the woods.

Mr. McIlroy said that Mr. Galbraith should be able to get a map of the whole property, rather than the two separate ones, to show the divisions. Will still have to do a county referral and need the whole map for the county. Need 6 copies and a mylar. Will need to put any stipulations on the mylar, like the ag district expiration statement. After the board reviews the whole map Mr. Galbraith can get the mylar done with the stipulations on it.

Mr. Peter stated that the county will need to know what the Planning Board feels about this subdivision.

County meets the second Thursday of the month.

7:20 pm – Mr. McIlroy closed the public hearing.

Mr. Dermody moved to approve the May 12th minutes, Mr. Russo seconded, 5 Yes, carried

Discussion of the Galbraith subdivision.

- SEQRA was revised
- Need to review rest of application for subdivision (easements)
- Stipulation: Upon the expiration of the ag district in the parcel, it will be merged with the house making it a 3 acre parcel - house .8 acres plus the 2.2 acres
- Letter to the county with the following: The house parcel 69.-1-42.2 and the additional ag property consisting of 2.198 acres merged to make one lot at time of ag district renewal

Mr. Dermody moved to table the subdivision until after the county review, Mr. Russo seconded, 5 yes, carried.

Mr. McIlroy will call Heather regarding straightening the line of the Weiland property.

Mr. McIlroy talked to Jerry Deming about the Planning Board going through the zoning. Jerry said that he had heard nothing.

Mr. Russo brought up the issue with his apartments at the corner of Rt. 63 and 36 which is commercial. He would like it changed to hamlet commercial so that his apartments could be used. Mrs. Grant's objected because it's too busy an intersection for apartments. There followed a discussion regarding

the zoning at this corner. A hardship variance from Zoning Board of Appeals is not easy to get. Mr. Russo is going to the Town Board Thursday night with the issue.

Mr. Peter suggested everyone read the zoning , write down things that were troublesome and bring them back for discussion.

Would also like the following on the map:

- Parcels numbered
- The house parcel 69.-1-42.2 and the additional ag property consisting of 2.198 acres merged to make one lot at time of ag district renewal

At 9 pm Mr. Dermody moved to adjourn, Mr. Vitale seconded, 5 yes, carried.

Next meeting July 14, 2015

Respectfully submitted,

Donna K. Falkner, Clerk