

PLANNING BOARD

June 21, 2016

PRESENT: Morris Wingard
Marie Bindeman
Robert Langdon
Thomas Grzebinski
Tyler Ray, Appointed Alternate
Richard Forsey, Chairman

ABSENT: Adam Tyson
Rodney Conrad

ALSO PRESENT: Brian Belson, Senior Building Inspector
Robert Klavoon, Town Planner
Jane Trombley, Secretary
Michael Norris, Town Attorney

The June 21, 2016 Planning Board meeting was called to order at 7:00 pm by Chairman Forsey, who then led the Pledge of Allegiance.

Chairman Forsey appointed Alternate Ray a full voting member due to absences.

MOTION made by Member Wingard, seconded by Alternate Ray to approve the April 19, 2016 minutes. 6 Ayes, 0 Nays, Carried.

CASE #1 Heatherwoods Subdivision Phase 4 & 5 – SBL #152.01-4-142.2 – Cimato Enterprises – proposing the completion of Phases 4 & 5 of Heatherwoods Subdivision. Paul Case, consulting engineer with Greenman-Pedersen, Inc. presenting.

Mr. Case stated he had met with the Planning Board in December, 2015 and received preliminary approval. Previously in 2006 the project had been approved for 141 lots, but with reduction in the lot size from 100' to 85', they were able to add 10 additional lots for a total of 151. The final design plans are for 77 lots in Phase 4 & 5.

Town Planner Klavoon handed out a memo prepared by Wendel, which he reviewed with the Board and stated it meets the Town standards, and recommended approval of the project, with conditions.

Member Grzebinski asked if there is a size requirement for the trees and Mr. Case stated yes, it is spelled out by the DEC and the recommended trees are maple, sweet gum and sycamore with a 2 1/2" minimum caliber.

Member Wingard asked if Town Planner Klavoon foresaw any problems with the approvals of the SWPPP and NOI from the NYSDEC and Town Planner Klavoon stated no.

Member Wingard asked what happens if a tree dies after 2 or 3 years. Senior Building Inspector Belson stated the homeowners will be notified when they purchase the property that the trees can't be removed and it would have to be replaced.

Member Wingard questioned if the owners of Lot 39 will be responsible for maintaining the pond. Town Planner Klavoon stated yes, the Town doesn't take ownership of the pond and noted the difference between retention and detention ponds, wet versus dry.

Member Grzebinski asked if there is any infrastructure yet and Mr. Case stated no.

Attorney Norris read the following **RESOLUTION**:

WHEREAS, an application was submitted to this Board requesting Final Plat Approval, which would amend the subdivision plan approved by this Board in May of 2005; and

WHEREAS, this request was made by the applicant due to a recent change in the Town Code which reduces the frontage and lot sizes for single family residential homes; and

WHEREAS, the revised plan for Phases 4 & 5 under consideration adds ten new lots making a total of 151 lots but leaves the general layout of the site the same; and

WHEREAS, a Public Hearing was held on this amendment and no adverse comments were received; and

WHEREAS, this Board and the Town Planner has contemplated whether there are any additional significant adverse environmental impacts resulting from these modifications since the last SEQRA Negative Declaration approval.

NOW THEREFORE BE IT RESOLVED THAT this Board finds that previous SEQRA Negative Declaration for this project shall remain in effect as no significant environmental impacts were identified for the addition of these 10 lots; and

BE IT FURTHER RESOLVED, that this Board hereby grants Final Plat Approval for Heatherwoods Subdivision Phases 4 & 5 of the Plan submitted June 13, 2016, subject to the following conditions:

1. Town Engineer Approval and all conditions contained in the Wendel Memo dated June 13, 2016.

MOTION made by Member Grzebinski, seconded by Member Ray to approve the Resolution. 6 Ayes, 0 Nays, Carried.

MOTION made by Member Langdon, seconded by Member Wingard to adjourn. 6 Ayes, 0 Nays, Carried.