

Town of Constantia
Planning Board Meeting
August 22, 2006

Members Present: Chairman Chuck Gilkey, Bob McNamara, Paul Heins, Paul Metot, Mike Marr, and alternate Pat Schlueter

In attendance: Town Atty. Warren Bader, Supervisor Ron Sakonyi, Dan Buck, a few others from the public

The meeting was called to order at 7pm with the pledge of allegiance.

JULY 25, 2006 MEETING MINUTES: Chairman Gilkey asked for any comments, corrections, or deletions on the minutes. There were none made. Paul Heins made a motion to accept the minutes, seconded by Chuck Gilkey, motion carried unanimously.

TAMBLIN RIDGE SUBDIVISION: Dan Christmas made a few comments to the Board. He said there were no significant adverse comments at the Public Hearing. He explained that the private road will have a 20' wide driving surface with 30' belly-out areas for pulling off the road. There will be a 100' X100' parking area. They are working on the storm water plan. The delineation is done. They are working on a permit for the stream crossing. A culvert is currently in place that needs a permit. They will be placing a sign showing the lot numbers, also showing the wetlands as the DEC usually requires that.

There was discussion about Group U buildings and the Board needing to include it in the resolution approving the subdivision. The point was made that it will be up to the Code Officer to allow a Group U building. However Ed Fry has asked for direction from the Board. The State may have new specifications for Group U in January 2007.

Atty. Bader stated that a resolution approving the subdivision may need to refer to Group U since the Board is authorizing a subdivision for them. The reason being that there is going to be building on a private road. This only applies to lots 2-16.

It was mentioned that a code officer cannot enforce a deed covenant. Dan Christmas stated that a code officer can deny a permit based on deed covenant restrictions because the permit application process includes providing a copy of the deed.

The SEQR form was reviewed line by line and changes were discussed. Dan Christmas will provide Board Members with clean updated copies. The SEQR form was shown at the Public Hearing but changes needed to be made.

RESOLUTION: Paul Heins made a motion to approve the preliminary plat with the following conditions: 1) getting clean copies of the SEQR; 2) Atty. Bader's and the attorney for Christmas Associates development of a mutually acceptable definition of seasonal camps, and the finalization of conditions in the upgraded covenant; and 3) providing the wetlands delineation map. The motion was seconded by Bob McNamara, all voting yes, motion carried.

Dan Christmas stated that he will have the delineation maps at the next meeting.

NEW BUSINESS

Chuck Gilkey announced that he received a call from Verizon wireless regarding alterations to the existing cell tower on Hillside Drive. After discussion, Atty. Bader noted that the agreement with Verizon states that any alterations are to come before the Planning Board, however they are not asking to change the tower, just add to it. He urged the Board to request a written inquiry from Verizon with before and after drawings which will go to Ed Fry.

OLD BUSINESS

PEESE ROAD GRAVEL PIT: The DEC has asked for additional information that is being compiled by Surveyor Neil Brownell. Chuck Gilkey will send the Planning Board's comments and concerns to the DEC, as the Town Board did not respond to the Planning Board's request to review and send them on.

WATER DISTRICT: As the Town Board is the lead agency for the formation of a water district, it is their obligation to decide when they should address whether or not the water district complies with the Town's Comprehensive Plan.

SUBDIVISION LAWS: Although the Town Board agrees that the subdivision laws need to be reviewed and updated they denied the Planning Board's request to assign them the task.

NEW BUSINESS

ALTERNATE PLANNING BOARD MEMBER VOTING: Atty. Bader was previously asked to give direction on this matter. His answer is that the alternate may only vote when there is a conflict of interest. Town law could be amended to allow the alternate to also vote in times of absenteeism due to illness, or when there lacks quorum.

RESOLUTION: Chuck Gilkey made a motion to design a resolution to present a request that the Town Board enact a law that allows the alternate Planning Board member to vote at times other than a conflict. The motion was seconded by Mike Marr, carried unanimously. Atty. Bader and Chuck Gilkey will work on the wording and present it to the Town Board.

ENGINEER COSTS: Ed Fry previously asked Atty. Bader if costs of having an engineer review items such as a subdivision proposal, could be passed on to the applicant. The answer is yes, if it is specified in a local ordinance. Without the ordinance it is only voluntary as far as the applicant paying. Atty. Bader suggested someone relay this to Mr. Fry.

RESOLUTION: Paul Metot made the following motion: The Planning Board hereby requests that the Town Board endorse a review of the current Signage Laws by the Planning Board with assistance from the Tug Hill Commission. The Planning Board intends to review current signage laws and make recommendations for: changes made necessary by the passage of time; ensuring that the signage law is consistent with the Comprehensive Plan; and so providing a consolidated signage law. The motion was seconded by Bob McNamara, carried unanimously.

ADJOURN: Paul Heins made a motion to adjourn the meeting at 9pm, seconded by Chuck Gilkey, motion carried unanimously.

Respectfully submitted, Kay Foster, Planning Board Secretary.

Next regularly scheduled meeting: Tuesday, September 26, 2006 at 7 pm.