

Town of Constantia Planning Board Meeting - Nov.24, 2009 approved

Members Present: Chairman Chuck Gilkey, Paul Heins, Ken Macari, Bob McNamara, Mike Marr, George Scriba, and alternate #1 Brenda Ko sitting in for Curt Schwalbe.

Also present: Town Atty. Warren Bader, Surveyor Dave Bardoun, Jeff Ballagh, Chris Chilson, and Theresa Chilson

The meeting was called to order at 7 pm by Chairman Chuck Gilkey with the pledge of allegiance.

Oct. 27, 2009 minutes

The minutes were read by Chairman Gilkey.

MOTION: George Scriba made a motion to accept the minutes with one change, seconded by Bob McNamara. Vote as follows: Brenda Ko, yes; George Scriba, yes; Mike Marr, yes; Bob McNamara, yes; Ken Macari, yes; Paul Heins, yes; Chuck Gilkey, yes. Motion approved unanimously.

MIKE MARR

Mike Marr supplied the Planning Board with copies of an updated plot plan for his property at 1352 State Rte. 49.

JEFF BALLAGH - Townhouse project, 299 State Rte. 49

Atty. Bader expressed to Jeff Ballagh that he needs to have added to the Homeowners' Association Covenant, a line concerning the water and sewer agreements with the Village of Cleveland. Atty. Bader suggested that copies of the agreements be attached to covenant.

The Village Board is voting tonight to approve the water and sewer agreements with the outside users to the east of the Village.

Work has started on the water lines and the sewer lines will be placed in the Spring.

Chairman Gilkey requested updated drawings showing the water and sewer lines locations, elimination of item #4 concerning the water holding tank, drainage swales, and existing and proposed elevations.

MOTION: Ken Macari made a motion to accept the site plan application as complete, contingent upon the modified plans being submitted with the changes made as stated above. The motion was seconded by Paul Heins. Vote as follows: Brenda Ko, yes; George Scriba, yes; Mike Marr, yes; Bob McNamara, yes; Ken Macari, yes; Paul Heins, yes; Chuck Gilkey, yes. Motion approved unanimously.

MOTION: Paul Heins made a motion to approve the site plan application pending the modifications being submitted. The motion was seconded by Ken Macari. Vote as follows: Brenda Ko, yes; George Scriba, yes; Mike Marr, yes; Bob McNamara, yes; Ken Macari, yes; Paul Heins, yes; Chuck Gilkey, yes. Motion approved unanimously.

Jeff Ballagh was requested to submit signed copies of the water and sewer agreements to have on file with the Town of Constantia.

Chairman Gilkey handed Jeff Ballagh copies of permits for demolition and building.

CHRIS CHILSON - 1587 State Rte. 49

Chairman Gilkey stated that this is an “after the fact” sketch plan conference initiated due to a complaint submitted by a neighbor. The purpose is to change the status of the property from residential to residential/commercial.

The home is owned by the parents of Chris Chilson, from which he has been operating a construction business. A sign for the business was placed in front of the house about 4 months ago. 5 pieces of construction equipment are stored on the property: an excavator, a bucket truck, 2 dump trucks, and a skidsteer.

Chairman Gilkey read Section 535 from the Land Development Law, explaining the items that need to be on the survey to be submitted. Items to be included are the structures, the sign, a barrier on the east side (fence or vegetation), property elevations, drainage of the parking lot, and the existing driveway.

Chairman Gilkey suggested that they get something in writing from the agreeable neighbors stating that they do not have any issues with the business being on the property. Also, a written statement that Chris Chilson has permission to park his equipment on their property.

A SEQR was given to Chris Chilson to complete and bring to the Jan. 26 meeting along with the survey and letters from the neighbors.

ADJOURN

MOTION: Paul Heins made a motion to adjourn the meeting, seconded by Ken Macari. Vote as follows: Brenda Ko, yes; George Scriba, yes; Mike Marr, yes; Bob McNamara, yes; Ken Macari, yes; Paul Heins, yes; Chuck Gilkey, yes. Motion approved unanimously.

Respectfully submitted, Kay Foster, Planning Board Secretary.
The next meeting will be December 8, 2009.