

Town of Constantia Planning Board Meeting - May 25, 2010 approved

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

In attendance: DPW Superintendent Wayne Woolridge, John Kleis, and Matt Johnson from the Tug Hill Commission.

OPENING

Bob McNamara called the meeting to order at 7:05 pm with the pledge of allegiance.

APRIL MINUTES

Bob McNamara read the April 27, 2010 minutes which were prepared by Brenda Ko. Paul Heins made a motion to accept the minutes as written, seconded by George Scriba. Vote as follows: Bob McNamara, yes; Mike Marr, yes; Curt Schwalbe, yes; Paul Heins, yes; George Scriba, yes; Ken Macari, yes; Brenda Ko, yes. Motion approved unanimously.

APRIL MEETING REPORT

Ken Macari read the report he wrote, which was submitted to the newspapers. He will also write a report on tonight's meeting and email it to Kay, to be submitted to the newspapers after acceptance by the Planning Board.

JOHN KLEIS SITE PLAN REVIEW

John Kleis presented details of his site plan to the Planning Board. John Kleis and the Planning Board discussed the property drainage.

There is a drilled well on the property.

The proposed building is 48' X 64' with a 10' overhang along the front. The height in the back of the building is 23'4".

Kleis has a DOT permit. Kleis is required to pave the aprons for the two driveways. The display area for the machinery cannot be within the state right of way. This change needs to be shown on the site plan map.

Kleis plans to have a 4' X 8' sign for the business. The sign cannot be within the state right of way. Lighting of the sign was discussed. If lighting is used, Kleis is planning to have light within a plexiglass case as part of the sign.

The septic plans were discussed. The County Health Dept. issues the permit for this.

Brenda Ko asked about a fire lane, lighting, and signage. Discussion followed.

The environmental assessment form was submitted.

MOTION

Ken Macari made a motion that the Planning Board take the lead agency role for the purpose of the environmental assessment form. The motion was seconded by Mike Marr. Vote as follows: Brenda Ko, yes; Ken Macari, yes; George Scriba, yes; Paul Heins, yes; Curt Schwalbe, yes; Mike Marr, yes; Bob McNamara, yes. Motion carried unanimously.

Bob McNamara read the environmental assessment form and completed the Planning Board's section.

MOTION

Ken Macari made a motion to accept the site plan application as complete, pending modifications as follows: the DOT requirements be shown on the map, the display area be moved back and shown on the map, the driveway apron area marked, the driving lane shown, building lighting indicated on the map, and sign details added. The motion was seconded by George Scriba. Vote as follows: Brenda Ko, yes; Ken Macari, yes; George Scriba, yes; Paul Heins, yes; Curt Schwalbe, yes; Mike Marr, yes; Bob McNamara, yes. Motion carried unanimously.

Ken Macari asked about waste oil from repairs. Kleis stated that it would be put in barrels and disposed of properly.

MOTION

Curt Schwalbe made a motion that the project will cause no significant environmental impact and is a negative declaration by the Planning Board. The motion was seconded by George Scriba. Vote as follows: Brenda Ko, yes; Ken Macari, yes; George Scriba, yes; Paul Heins, yes; Curt Schwalbe, yes; Mike Marr, yes; Bob McNamara, yes. Motion carried unanimously.

MOTION

Mike Marr made a motion to wave the public hearing with the stipulation that Kleis provide letters from the adjacent neighbors stating no objections to the project. The motion was seconded by Curt Schwalbe. Vote as follows: Brenda Ko, no; Ken Macari, yes; George Scriba, yes; Paul Heins, yes; Curt Schwalbe, yes; Mike Marr, yes; Bob McNamara, no. The motion was carried.

The site plan must be submitted to the County Planning Board by the Town Planning Board at least 10 days before the hearing. The County has to comment on the plans before the Planning Board votes on an approval.

June 22 is the next scheduled meeting of the Town Planning Board.

SUBDIVISION LAW

Wayne Woolridge presented Town Highway specifications for the subdivision law revision concerning town roads.

Ken Macari stated that he personally wasn't comfortable with the Planning Board requiring a site plan review if he wanted to divide his property for any reason. Matt Johnson said that it is in the state law that the Planning Board can waive a site plan review for a subdivision. Therefore no fee would be required either. Matt Johnson stated that if a property owner is dividing their property, the County should inform them that they need to go before Town for approval for a subdivision.

Bob McNamara stated that any road in a subdivision, even private, must conform to Town requirements, including paving. Much discussion continued. It was emphasized that emergency vehicle access is an important consideration.

Bob McNamara stated that it doesn't seem practical to create a low volume road standard. There's no distinction between a public and private road. It will be required that roads in a subdivision be built to

Town standards. If the Planning Board deems it impractical, they can waive the requirement.

A shared driveway provision for a subdivision can be made. A shared driveway would never be turned over to the Town. Ken Macari suggested a shared driveway not to exceed 4 houses. Brenda Ko suggested only 2.

Bob McNamara stated that the Planning Board could deny approval of a subdivision if an existing road is not adequate.

Matt Johnson is going to prepare a draft of the Subdivision Law revision. He will send them to the members for their approval at the next meeting. It will then be forwarded to the Town Board.

MOTION

Brenda Ko made the motion: The Planning Board has concluded its review of the existing Subdivision Law and recommends that the Town Board adopt the changes shown in the draft Subdivision Law dated May 25, 2010. The motion was seconded by Curt Schwalbe. Vote as follows: Brenda Ko, yes; Ken Macari, yes; George Scriba, yes; Paul Heins, yes; Curt Schwalbe, yes; Mike Marr, yes; Bob McNamara, yes. Motion carried unanimously.

ADJOURN

At 9:40 pm Ken Macari made a motion to adjourn the meeting, seconded by George Scriba. Vote as follows: Brenda Ko, yes; Ken Macari, yes; George Scriba, yes; Paul Heins, yes; Curt Schwalbe, yes; Mike Marr, yes; Bob McNamara, yes. Motion carried unanimously.

Respectfully submitted, Kay Foster, Planning Board Secretary.