

PRESENT: David Stringfellow, Chairman
David Bowen
Mitchell Martin
Mary Ann Rood
Paul Ziarnowski

ABSENT: Jennifer Lucachik

ALSO Michael Kobiolka Town Attorney
PRESENT: Thelma Faulring Secretary to the Boards and Committees
Richard Brox Planning Consultant
Chris Wood Project Engineer – Heinrich Road Subdivision
Andrew Romanowski Developer – Heinrich Road Subdivision
James Liegl Prospective Planning Board member

Chairman Stringfellow called the meeting to order at 7:30 PM

Mr. Stringfellow asked if there were any corrections or additions to the minutes of August 12, 2014. Being none, Dr. Ziarnowski made a motion to accept the minutes, seconded by Mrs. Rood and carried.

CORRESPONDENCE

Secretary Faulring reported:

- Code Enforcement Officer Ferguson’s August end-of-month report
- Town Board referral – James Liegl request for appointment to Planning Board
- Town Board request – Second interview for Joseph Gallagher
- Planning Board letter to Town Board with recommendation for Back Creek Cider Mill
 - Town Board letter stating that it tabled decision on Back Creek Cider Mill: ‘due to the fact the Solicitation for Lead Agency Status notifications were mailed out to thirteen agencies and were given thirty days to respond.’
 The subject will be on the Town Board agenda September 17, 2014.

HEINRICH ROAD SUBDIVISION

Correspondence:

- Richard Brox Review dated September 3, 2014
- James Hannon Review dated August 22, 2014
 - Copies of these reviews were mailed to members
 - Copies of these reviews were faxed to Mr. Wood on September 3, 2014
 - Mr. Wood claimed that he did not receive the reports, copies were given to him at the meeting
 - Secretary Faulring asked for an e-mail address from Mr. Wood

Mr. Stringfellow: Basically the Town Engineer’s summary is ‘what he received is not complete and not adequate for him to begin the SEQR process, therefore we should take no action tonight.’ If he did not receive them then he had no time to respond to the review. The Town Engineer has requested the Full SEQR for the project and he feels that he needs that to begin the process. Normally on a subdivision the Planning Board takes the responsibility of Lead Agency, we are being advised not to do that now because once we accept that responsibility we have only 20 days to finish the SEQR process and he does not have the information to begin that process yet.

Mr. Wood: It doesn’t appear that he got the new map. I think the letter was written before he got the new map.

Mr. Stringfellow: Please get the Long Form to Mr. Hannon as soon as possible; we know that you want to get this moving and so do we. Mr. Brox had several comments on his report. There is nothing shown for water or sewer.

Mr. Brox: There is water on the east side of Heinrich Road, a 12 inch main, I don’t see a hydrant indicated. It would be good information for the fire company.

For the remainder of these minutes:

- Planning Board member or associate
 - Mr. Wood or Mr. Romanowski

- The Town Engineer's feeling on that was that the lots are so large and the house locations are not known, whether we do anything with that data or not the health department will not let you build houses if you don't adequate percolation
 - We were planning on doing sand filters
 - Test pit locations
 - Ownership and zoning across the street is not shown
 - Minimum setback lines should be shown on the preliminary
 - Access to the lots where you are crossing property that belongs NYS D.O.T.
 - It's technically part of our land, we're accessing our driveway off the right-of-way, the right-of-way in that area happens to be really wide
 - Deed not submitted
 - I own it
 - Highway Superintendent signature is needed
 - Section 104-11 A (5) Ground elevations?
 - Showing all the topo on the map – that meets this
 - Is the Town going to require monuments are the corners of the ownership because it's such a large subdivision
 - I'm used to doing that when private property abuts Town property, but now when private abuts private; there will be iron pins put in
 - Bond for drainage, in case there is a future water problems
 - A bond to expire after a certain period of time? Like a 2-year bond?
 - You said that you didn't think there would be a drainage problem because the lots are so large – did you do a study on it?
 - Based on the contour and the fact that when they build the driveways I think they will put ditches on either side of the driveway, so any water that comes sideways across the property lines will get picked up by those ditches
 - Then where does it go?
 - It goes to the road, everything drains naturally towards...
 - We really won't be changing any drainage patterns, right now it drains that same way
 - When you put a driveway in you are cutting off sheet drainage across the driveway, it's all going to go into a ditch and into the Town road, where it would have gone on down the hill
 - It all eventually goes to the road
 - The topo pretty much shows all the water draining towards the road right now, except for lot 5 and 6
- Several individual conversations around the table
- How far back are you building the houses?
 - Lot 1 150 – 200 feet back
 - 2 & 3 – quite far back 700, 800 feet
 - This one here around the 350 range
 - There is an existing one
 - This one would be a couple hundred
 - We don't anticipate clearing the lots, clearing would be minimal, people are wanting to purchase wooded lots
 - so typically 20,000 square feet around the house site plus the driveway

Mr. Romanowski: Back to your bond; do you have experience with doing that? I'm not sure how I would ask my bonding company to write a bond for something like that. Typically, when we're building infrastructure like a traditional subdivision, when we're building a road, that's bonded in a Performance and Maintenance Bond...

Mr. Kobiolka: I can check it out before the next meeting. Dick have you heard of that?

Mr. Brox: We've run across it. It would be basically a maintenance or performance bond written to the Town in the eventuality that they've got to go in and repair the Town ditch on Heinrich.

Mr. Romanowski: How would we quantify this? I'd have to tell the bonding company that I'm requesting a bond for...?

Mr. Brox: Estimate a number of dollars, \$35,000 or \$50,000 for road ditch repair or replacement if there is a problem in 3 to 5 years. It doesn't have to be a lot of money, I'm even high saying that. When you get the Highway Superintendent's signature, ask him; that would be the safe way to do it.

Mr. Stringfellow: The next meeting is September 23, when do you need it Thelma so that it can be on the agenda for the 23rd?

Secretary Faulring: So I can get it in the mail to you on the 18th, unless you want it sooner, by the 17th.

Mr. Stringfellow: I will make a motion that we table further discussion, put it on the agenda for the next meeting assuming that things come in and are available for the next meeting.

Mr. Martin: Second.

All were in favor of the meeting.

Dr. Ziarnowski asked about the next submittal, Public Hearings and timetables.

Mr. Kobiolka: I think we have to the Public Hearing within 20 days after that and then we get final approval and then the last hearing.

Mr. Stringfellow: There has to be a Public Hearing on the Preliminary and another Public Hearing on the Final.

Mr. Brox: We can combine them into one because it's such a simple subdivision we can preliminary and final at the same time; we've done it before.

Mr. Kobiolka: I will check that out.

Mr. Stringfellow: There is also a Hearing in connection with SEQR,...

Mr. Brox: That can be done at the same time.

Mr. Wood: So theoretically we come back at the next ...

Mr. Stringfellow: Theoretically you get everything in on time for the next meeting, we schedule the Public Hearing for the meeting after that.

Mr. Wood: So 30 days from that date, or less.

Secretary Faulring reminded the members that she will not be at the October 14 meeting.

Mr. Stringfellow: We will cross that bridge at our next meeting. But that is the earliest that it could happen as I see it.

Secretary Faulring: The Public Hearing notice would have to be published October 2nd,

Mr. Wood: Will you need the legal description?

Mr. Kobiolka: Yes and a copy of the deed too.

LIAISON – COUNCILMAN BOARDWAY

Mr. Boardway was not in attendance at this evening's meeting.

TOWN ATTORNEY – MR. KOBIOLKA

Mr. Kobiolka: The sign law went to the Town Board and they scheduled a Public Hearing for the October 1 meeting. It's being advertised and Jennifer came to the agenda review and did an excellent job with answering all the questions. I think it would be good to have some of the Planning Board members, especially Jennifer, so if the public has any questions she'd be able to answer them and give the reasoning behind it.

EXECUTIVE SESSION

Mr. Stringfellow: I'll make a motion to go into Executive session to discuss future membership.

Mr. Liegl stated that he would be unable to attend the October 14th and 28th meetings.

Mr. Martin: Second.

REGULAR SESSION

Mr. Stringfellow: I'll make a motion to return to Regular Session.

Dr. Ziarnowski: Second.

MOTION FOR RECOMMENDATION OF MEMBERSHIP

Mr. Stringfellow: I'll make a motion to recommend to the Town Board the appointment of James Liegl as a regular member of the Planning Board.

Mr. Martin: Second. All were in favor of the motion.

Mr. Stringfellow asked Secretary Faulring to send Mr. Gallagher requesting a second interview with him on September 23, 2014.

Mr. Stringfellow: Is there anything else to come before the Board this evening? If not is there a motion to adjourn?

Mrs. Rood: I make a motion to adjourn.

Dr. Ziarnowski: Second. All were in favor of the motion.

Respectfully submitted,

Thelma Faulring
Secretary to the Boards and Committees