

PRESENT: Patricia Hacker, Chairman
 David Stringfellow, Vice Chairman
 Michael Pohl, Secretary
 Margaret Andrzejewski
 David Bernas
 Richard Hody
 Jeff Mendola

EXCUSED: J. David Early

ALSO	Kelly Vacco	Town Attorney
PRESENT:	Brien Hopkins	Councilman, Town Board Liaison
	Karl Simmeth	Councilman
	Richard Hawkins	Councilman
	Richard Brox	Planning Consultant
	Dana Darling	Applicant, Proposed Subdivision
	Lori Mulhisen	6211 Wildwood Drive
	Michael Mulhisen	6211 Wildwood Drive
	Resident (writing not legible)	no address
	Cheryl LaMonte	no address
	John Moran	8013 Back Creek Road
	Dan Westcott	6221 Wildwood Drive
	Garret Hoffmann	7956 Boston State Road

Chairman Hacker called the meeting to order at 7:30 PM.

MINUTES

Chairman Hacker asked if there were any corrections or additions to the minutes of September 28, 2004. Being none Mr. Stringfellow made a motion to accept the minutes, seconded by Mrs. Andrzejewski. All were in favor.

CORRESPONDENCE

Secretary Pohl noted received:

- NYS Quality Community News
- Town Board minutes of September 15, 2004

LIAISON – COUNCILMAN BRIEN HOPKINS

Councilman Hopkins stated that he and the Town Board members are interested in the discussions for the proposed subdivision.

Councilman Hawkins reported that two stop signs have been installed on the corner of Taylor and North Boston Roads; and now the County is working on getting a 40 MPH speed zone put down through North Boston Road, and will be oversized signs; Zimmerman Road is now posted all the way from both ends.

Councilman Simmeth had no report.

PROPOSED DARLING SUBDIVISION - DISCUSSION

Chairman Hacker asked the Board members their concerns if any, as a result of the Public Hearing, that they would like to have reviewed further by the Town Engineer, or Mr. Brox.

Mr. Pohl: Has there been a traffic study requested yet?

Mr. Darling: No, not yet.

Mr. Brox: That would only happen if the county required one. If the Town Board wants to have a traffic study done, they could request one, if the Planning Board wants a traffic study done, they could request one. But, when you're only talking about 26 houses, and two points of ingress and egress, many times it doesn't make sense and the County may not feel it's necessary.

Mr. Stringfellow: I believe that somewhere in the Code a traffic study is required for a new subdivision at the final stage, not at the preliminary, but at final.

Mr. Brox: I believe that is one of the discretionary items, not a required item.

Mrs. Hacker: Who is the contact person for traffic studies?

Councilman Simmeth: Mike Asklar.

10/26/04

Proposed Darling Subdivision – discussion, con't.

Mr. Hody: I believe that would be the subdivision developer's responsibility to authorize a traffic study review. I think that should be done, especially in light of the suggestion of, or, if there is an accident there. ^{Problem} If a traffic study is done it ~~could~~ ^{SHOULD} evaluate what has happened in the last ³ 6 years; if there was an actual increase in accidents that would be part of the traffic study report.

Mr. Brox: After reading through the minutes of September 28, there is a bit of misinformation. The only wetlands involved in this subdivision, based on the information that has been submitted, are Federal jurisdictional wetlands; there are no State wetlands involved in this project. Another item is that the Planning Board has not requested the long form or the short form SEQR at this point because it's the Town Board's purview to get into the SEQR requirements because they are the Board that will do...a pass on the SEQR for either the 'no action'; if it's approved; if it's approved with conditions; or disapproved. That will happen at the zoning stage. The Town does not require a rezoning for a subdivision until after going through the preliminary stage that we are going through now. So that will happen at the zoning stage, at which there will be another public hearing and the SEQR will come out at that point.

Mr. Pohl: It has already been requested, back in September of 2003, to review a short form SEQR that was submitted to the Town Clerk for the Zoning process; and at that time the recommendation of our environmental engineer was to submit the long form, part 1, of the SEQR. There has been some correspondence from the D.E.C. indicating that, possibly, they may have been notified and are involved.

Mr. Brox: But the Town Board is the agency that will make the determination.

Mr. Pohl: Has a long form been done?

Mr. Darling: I'm not sure if it's completed or not, I will have to check with the engineer, Garrett Hacker. We have been in touch with the D.E.C.

Mr. Pohl: I would follow the guidelines of our Environmental Engineer. I believe it was around September 2003; she went through it step by step. Probably the next best thing to do is a phone call to her.

Mr. Stringfellow: Page 10416, item C has a second paragraph that has been added to it, dated December 2003. Discussion followed regarding Section 104-18, Item C, parenthesis 2.

Mrs. Vacco stated that she would verify revisions and dates with the Town Clerk.

Hrs. Hacker asked each member if they had any further concerns.

Mrs. Hacker: They can't start their rezoning until we finish our preliminary. I feel that we still have a considerable amount of answers that we want from our engineers, before we go ahead and vote. How does the Board feel?

Mr. Hody: Are there going to be any additional comments from the engineers?

Mrs. Hacker: Yes, we want to hear from Muffett Mauche-George; she is the expert on the SEQR issues that were brought up. She has been at task with this from the beginning. She will be available to attend the next meeting.

Mrs. Hacker: We will table until next meeting.

Chairman Hacker: Is there any further business for the Board this evening?

Being none, Mr. Pohl made a motion to adjourn, seconded by Mrs. Andrzejewski. All in favor.

Respectfully submitted,

Michael J. Pohl
Michael J. Pohl
Secretary

MJF:tjf