

Planning Board meeting minutes - JUNE 8th, 2021

Attendees/Absentees:

Paul Zlarnowski - absent
James Liegl - acting chairman
Elizabeth Schutt - absent
David Stringfellow - present
David Bowen - present
Tara Lowry - absent
Gary Stisser - present
Jay Jackson - absent
Sean Costello - Attorney - present
Jennifer Lucachi - Liason - present
Sarah DesJardens - Town Planner - present

Call meeting to order - by James Liegl

David Stringfellow motioned to table the minutes from April and May til next meeting
2nd by Gary Stisser
All in favor - Yes

1) Approval of Minutes: **To be tabled to be reviewed/approved at the next meeting**

2) New Business

a. Dana Darling is requesting approval from the Plan. Bd for his revised site plan Brookfield "patio" homes on Boston St Rd. As we know the first section was completed. He now is ready to begin the 2nd phase (back end) and is requesting approval from the Planning Board to move forward with the revised drawing. FYI - it actually reduces the number of dwellings and provides a "park/picnic area". I have copies of the original and the revised proposals for the Plan Bd members' packets.

i. Applicant: Dana Darling

ii. Submitted: original & revised site layout drawings; will be in packets

Existing plan approved. Dana Darling is proposing to rework the plan.

Reducing the density of units

Not changing anything else on the site - roads stay where they are. Utilities stay where they are.

Sarah - recd email from town engineer - no concerns with the lay out of the change

The town engineer did recognize that the plans will be circulated to them.

No problems with the layout change.

Sean/attorney - what prompted the change?

Response: The layout gives a little more green space.

Eight(8) units/patios will face South

David Stringfellow - will the green space be maintained?

Yes. There will also be a picnic area.

Sarah - Does this go back to the Town Board?

Yes - after the Planning Board approval

Jen L - emergency access is not in yet? Will that be part of the 2nd set to be approved?

Looking to put something in, but not finalized yet.

James Liegl asked any further questions? No

James motioned to recommend approval to send the revised site layout of the plans to be sent to the TB

David Stringfellow - Recommend the changes to the TB on the revised site plan

2nd by Gary Stisser

All in favor - Yes

*b. Board Member Elections ? **nothing addressed***

3) Old Business

a. Telaak Subdivision – revised drawings from requests in May’s meeting

Revised survey was all that was needed.

They have been corrected

Motion to approve the revised drawings of the Telaak subdivision on the survey

Gary made motion to approve the revised drawings of the Telaak subdivision

2nd by David Stringfellow

All in favor - Yes

Applicant: Robert J Teelak

Submitted: revised drawings; will be placed in PB member packets

b. Anticipate Glen Wetzl to return from May's meeting to continue conversations on his site plan proposal next to Dana Darling's)

Project presented at the last meeting regarding Cluster Homes in Town of Boston

Sean Hopkins/attorney for applicant/Glen Wetzl of Wetzl Development LLC Present is Glen Wetzl and Chris Wood/project engineer.

Previously discussed this proposal at the last meeting. Previously was a traditional subdivision. Now proposing a cluster layout.

11x17 handed out to board of the plan

1. Consider friendly area near front portion - permanent open space - Outcome: walking space and gazebo
2. Added sidewalks on one side - goes all the way to the back and wrap around
3. From Sarah, a letter was forwarded from engineer/ Micheal Siben with four(4) comments - Here are the comments:

10ft between buildings

- a. Lot widths are proposed at 65ft. This is very restrictive. The Engineer needs to verify that all fire codes are met.

i. This was acknowledged and to be addressed

- b. All utility easements to be a minimum of 20 ft. See hand out from Sarah re update

i. This was acknowledged and to be addressed

- c. Who will own/maintain all the proposed open space?

i. This should be discussed with the Planning Board and Town Board

1. Option 1 - Town of Boston takes ownership but it has been notated that the Town of Boston has no interest in maintaining the property.
2. Option 2 - A HMO (home owner organization) to be formed. This will be subject to the review/approval of the NYS Attorney General
3. Utilities Plan - It is not clear how the storm water management areas will function and drain. A full storm water & drain will be required. This is 'acknowledged' and that it will be required.

#3/c - Town of Boston would take ownership? no.

Other choice - form a homeowner association - yes

#4 yes - acknowledged

Sole reason for the meeting - approve clustering (Article 26 of zoning code), not approving the subdivision

Sarah - Asked the board if they would like copies of the engineering letters to be sent to all board members.

Response: Yes

Sean/attorney - asked Sean Hopkins if he is asking us to formally allow clustering?

Response: Yes

What section of code?

Sarah - Is the application looking for the board to authorize use of clustering, but it does not mean they are approving the exact layout?

Response: Yes

Do we have a seeker application? No. We have not done the coordinating review yet. Sean Hopkins is just looking for authorization of clustering.

We are not approving the sub-division

Sean Costello/attorney - Reluctances for the Board to make a formal motion to approve clustering.

Sarah - the question to the Board is this: Would they rather have this type of layout where the lots are smaller and more open space OR what they approved years prior.

Sean H - Concern is what if the clustering ends up not being approved but the applicant spent thousands of dollars for a plan he cant use.

It is understood that all the standards need to be met.

James - Concern is that this is a precedent project. We want to be sure that it is correct with the attorney and code

What is difference of a Cluster and Sub-division - explained by Sean Costello

How does the board feel about the cluster?

James - Always been interested in sub-divisions but feels the residence of our town want to keep the countryish feel. We don't want cookie-cutter homes.

Dave Bowen - What is the alternative to cluster?

Response: Go with the sub-division design shown to the board that was approved about three(3) years ago. The previous design has less open green space.

David Stringfellow - Mentioned that the lots have less green space on the new plan

David Stringfellow - Objects the building of a sub-division on smaller lots. This is basically allowing someone to build on smaller lots compared to what we have done before. Most of the space is in the back and by the creek, not going to be used.

David Bowen - Reservations - Wants to understand the implications.

Sarah made a suggestion, that since all the Board Members are not present, do we need to come back. If so, what is needed?

Sean Hopkins - What would the Board want to know?

More information about the implications of the sub-division/cluster

Chris and Sean work up a letter to compare the two (sub-division/cluster) to provide to the board.

Cluster with 5000sqft - boston state and mckinley - an example of a cluster sub-division
This proposal is 11,000sqft

David Stringfellow - Very serious reservations with creating a homeowner association
Response - All other towns are requiring a homeowner association to take care of the sub-division properties.

David Stringfellow - Storm water problems are very expensive.

Response - the association would pick up the cost.

David Bown - Who is the HOA accountable to ?

Response: NY State

Sean/attorney - Asked for a background of an association

Any additional questions can be sent to Sarah to then pass along to Sean by the end of the week.

Info needs to be given to the Board by the end of June

Next Meeting: 2nd Tue in July

This is now being tabled until further discussion at the next meeting

Applicant: Glen Wetzl

Submitted: Did not receive anything as of May 27th

Reports - planning from Sarah - nothing

Sean/attorney - nothing

TB liaison - Jennifer L - yes - Sarah: Can you send the electronic patio home revision to try to get on the TB meeting next week.

Applicant - Glen Wetzel

Town code for a cluster - does not make suggestions on the differences. Suggestion to look at the one being built off 391, across Eighteen Mile Creek. Those are half the size compared to the town project.

Town Clerk - Jennifer C - nothing

Motion to adjourn by David Stringfellow

Gary 2nd motion

All in favor - Yes