

AGENDA (MINUTES) ****APPROVED****

PLANNING BOARD MEETING

JULY 13, 2021 7:30PM

ATTENDEES:

Paul Ziarnowski - Chairman

Jim Liegl – Vice Chairman

Sean Costello - Attorney

David Stringfellow

David Bowen

Tara Lowry - Secretary

Gary Stisser

ABSENTEES:

Sarah Desjardinis – Town Planner

Jennifer Lucachik – Town Board Liaison

Elizabeth Schutt

Jay Jackson

- 1) Call meeting to order **Paul called meeting to order**

- 2) Approval of Minutes **Two(2) months to review for approval.**
Any changes needed/correction in the first set of minutes? none
Jim made motion to approve May 11, 2021 & April 13, 2021
2nd by Dave Stringfellow
***APPROVED**

- 3) New Business
 - a. Keith Clauss – Requesting Preliminary Plat Approval of a two(2)-Lot Subdivision at 9230 Cole Rd.
Selling a piece of land that he has owned since 1988. He thought he was going to build a home, but did not. Paying taxes on land that has nothing on it.
Paul asked: is the property North or South of his home? Response: South
The applicant reviewed the survey with the Board Members. Short form environment shows 8.26 acres. Not disturbing the acres.
Any questions?
Sean Costello asked: Does the deed read the center of the road? Mr. Clauss did not know. Sean requested a copy of the deed to be dropped off at the Town Clerk’s office.
Sean Costello advised that it was ok for the PB to schedule a public hearing.
****Requested motion to schedule public meeting**
Motioned by Tara
2nd by Paul
***APPROVED**

- 4) Old Business
 - a. Glenn Wetzl – Requesting Preliminary Plat Approval of a 34-Lot Cluster Subdivision as an extension of Deanna Drive.
Colored lot lay out provided to the Board Members
Sean Hopkins & Glen Wetzl in attendance. Chris-engineer also in attendance.
 1. Asking for a formal approval of clustering

2. Asked to compare the cluster layout versus the previous approved layout:

34 lots approved. Lot size-R2 zoning. Min of 11,000sqft. Width of 65 from 75ft. Min depth 125 ft, proposing 175ft. Min front set back 50ft to 30ft. Min rear-required 30ft, change to 20ft. Roadway, prev was 2625ft, now 1260ft. Rec area-no designated area, NEW is 1.2 acres. Permanent open space was 5.9 acres, Now 9.5 acres. Rec trail was not on the prev plan, Now will have 1100st (5th of mile). This was pointed out to the board by Chris/engineer on the map.

Sean Costello would need to review/approve.

Paul asked about sidewalks.

Chris provided color copy of cluster layout and from Chris, a description of a lot with all the amenities.

Paul asked about HOA.

Question: At what point does the HOA handle?

This was described in detail by Sean Hopkins.

Paul wants to make sure there is no liability for the Town.

Paul pointed out to Glen that we want to have his development turn into something that we can be proud of.

Dave Stringfellow question: Do you expect the HOA to last?

Yes

Can the HOA stop?

No

How long as HOA ben around?

Decades

Paul went over the concerns with the HOA, etc.

Paul likes the 2nd layout better because there is more green space.

Jim commented: This is not the final plan but still concerned with a cluster. Suggestion made to possibly get emergency roads to link the other roads. Ex: Thornwood

Tara – Nothing to share or ask

Dave Bowen – The Board has a history of reviewing this 5 years ago. Questions were asked but not answered.

Who owns the property?

LLC

Width of the property is 620ft. Mentioned 127(8) code.

Sean Costello mentioned that engineers would review the drainage plan.

Paul – Does the Board want to go forward or convert to the original plans?

Sean Costello did not recommend a motion and recommended a show of hands vote for the new plans compared to the ones from 2012.

Time table is to break ground in the Spring 2022.

Who likes the Cluster?

Show of hands as yes: Paul, Jim, Tara, Gary

APPROVED – 4 out 6 ‘yes’

5) **Board Elections**

Dave Stringfellow nominated Paul Ziarnowski as Chairman

Motion to Secretary

2nd from Jim Liegl

All in Favor

- **APPROVED**

Motion from Secretary cast 1 vote for Paul Ziarnowski as Chairman in 2021

Paul Ziarnowski nominated Jim Liegl as VP Chairman

2nd from Dave Stringfellow

All in Favor

- **APPROVED**

Motion from secretary to cast 1 ballot

Paul Ziarnowski nominated Tara Lowry as Recording Secretary

2nd from Gary Stisser

Motion from secretary to cast 1 vote for Tara Lowry

2nd from Jim Liegl

6) **Reports**

- Planning Consultant – Not present**
- Town Attorney – Nothing to report**
- Town Board Liaison – Not present**
- Board Clerk – Nothing to report**

7) **Motion to adjourn**

Dave Stringfellow motion to adjourn

2nd by Jim Liegl