

Planning Board 2023-12-12

Meeting minutes

Attendees: Dr. Jim Liegl, Jay Jackson, David Stringfellow, Elizabeth Schutt, Attorney Sean Costello, Planning Consultant Sarah DesJardins

Absent: Town Liaison Jennifer Lucachik, Dr. Paul Ziarnowski

1. CALL MEETING TO ORDER

Meeting called to order by Dr. Liegl at 735pm.

2. APPROVAL OF MINUTES

Motion made to approve the October 2023 minutes made by Dr. Liegl

2nd by Mr. Jackson

APPROVED by all members

Motion made to approve the November 2023 minutes by Dr. Liegl

2nd by Ms. Schutt

APPROVED by all members

3. OLD BUSINESS:

a. Public Hearing - Ellen Crowley – Requesting Preliminary Plat Approval of a two lot sub-division at 7050 Eckhardt Rd.

Public Hearing opened at 735pm by Dr. Liegl

Any comments/input from the other Board members?

Any letters received? RESPONSE from Board Clerk: None

Motion made by Dr. Liegl that the Planning Board makes a negative declaration pursuant to the State Environmental Quality Review Act for Ellen Crowley's proposed subdivision of a 7.14-acre parcel at 7050 Eckhardt Rd. SBL# 211.000-1-3 into two individual lots. One of 3.07 acres in size and one of 4.07 acres in size as shown on the survey submitted by the applicant dated February 11, 2017. And it is further resolved that the Planning Board of the Town of Boston here by approves the proposed subdivision of a 7.14-acre parcel at 7050 Eckhardt Rd.

TOWN OF BOSTON PLANNING BOARD

SEQRA REVIEW AND APPROVAL FOR TWO LOT SUBDIVISION, ELLEN CROWLEY, 7050 ECKHARDT ROAD

WHEREAS, Ellen Crowley has submitted an application, including a survey dated February 11, 2017, for the subdivision of a 7.14-acre parcel at 7050 Eckhardt Road (SBL# 211.000-1-3) into two individual lots, one of 3.07 acres in size and one of 4.07 acres in size, in Boston, New York; and

WHEREAS, the Town of Boston Planning Board has plenary authority for subdivision approvals in the Town, and has reviewed the environmental impact of the proposed project at its December 12, 2023, meeting; and

WHEREAS, the Planning Board has duly considered the survey and other information provided by the applicant, including proof that the Zoning Board of Appeals had granted a variance relative to the location of a building on one proposed lot, a Short Environmental Assessment Form, the criteria for determining significance set forth in 6 N.Y.C.R.R. § 617.7(c) of the State Environmental Quality Review Act ("SEQRA"), and such other information deemed appropriate; and

WHEREAS, the Planning Board has identified the relevant areas of environmental concern, has taken a hard look at these areas, and has made a reasoned elaboration of the basis for its determination; and

WHEREAS, the proposed action is classified as Unlisted with respect to SEQRA; and

WHEREAS, Unlisted actions are subject to environmental review under SEQRA; and

WHEREAS, the Town of Boston Planning Board is the only involved or interested agency with regard to SEQRA; and

WHEREAS, the Planning Board may determine to act as Lead Agency with respect to the environmental review of the project as it has final authority to approve or disapprove subdivision plats; and

WHEREAS, there are no other involved agencies, so the environmental review can be uncoordinated; and

WHEREAS, the Planning Board hereby has determined that the project will not have a significant adverse impact on the environment; and

WHEREAS, the Planning Board has determined that the proposed subdivision is authorized pursuant to the Town Code and meets the requirements thereof, including minimum lot size for the applicable zoning district;

NOW, THEREFORE, BE IT

RESOLVED, that the Planning Board of the Town of Boston declares itself as Lead Agency with respect to the environmental review of the project; and

IT IS FURTHER RESOLVED, that the Planning Board of the Town of Boston hereby makes a negative declaration pursuant to the State Environmental Quality Review Act for Ellen Crowley's proposed subdivision of a 7.14-acre parcel at 7050 Eckhardt Road (SBL# 211.000-1-3) into two individual lots, one of 3.07 acres in size and one of 4.07 acres in size, as shown on the survey submitted by the applicant dated February 11, 2017; and

IT IS FURTHER RESOLVED, that the Planning Board of the Town of Boston hereby approves the proposed subdivision of a 7.14-acre parcel at 7050 Eckhardt Road (SBL# 211.000-1-3) into two individual lots, one of 3.07 acres in size and one of 4.07 acres in size, as shown on the survey submitted by the applicant Ellen Crowley dated February 11, 2017.

2nd by Mr. Jackson

APPROVED by all board members

Public Hearing closed by Dr. Liegl at 739pm.

Ms. Crowley asked Dr. Liegl what the next step was. RESPONSE: Ms. DesJardins directed the applicant to get in touch with Code Enforcement Officer, Tom Murphy.

4. NEW BUSINESS

a. Planning Board to review proposed new local law regarding short-term rentals.

Ms. DesJardins advised that this will be put on the January agenda and be sent back out. Any comments can be provided before the January meeting.

This item will be tabled for the January meeting.

5. REPORTS

Planning Consultant/Ms. DesJardins – Nothing
Town Attorney/Sean Costello – Nothing
Town Board Liaison/Ms. Lucachik – absent
Board Clerk – nothing

6. Motion made to adjourn

Motion made to adjourn the meeting at by Dr. Liegl at 740pm.

2nd by Mr. Stringfellow

APPROVED

DRAFT