

## **MINUTES OF PLANNING BOARD MEETING**

Date/Time of Meeting: August 26, 2014 – 7:30 p.m.

**MEETING CALLED TO ORDER** at 7:32 p.m. Chair, Ruthann Daino reported she would be late arriving so asked Rebecca Mitchell to begin and Chair the meeting until her arrival.

**MEMBERS PRESENT:** Rebecca Mitchell, Mary Lynn Kopper, Win McIntyre, Mikel Shakarjian, Carol DeLorme (Acting) Clerk, and Ruthann Daino (arrived approx. 15 minutes into meeting)

**MEMBERS ABSENT:** None

**ALSO PRESENT:** Present in the audience: Approximately 5 people including the applicants

### **REVIEW AND APPROVAL OF MINUTES**

All board members previously reviewed the minutes of the July 28, 2014 meeting. No corrections. **Motion by** Win McIntyre to approve the minutes as presented. **Second by** Mary Lynn Kopper. Voice vote: All ayes. **Motion carried.**

**CLERK'S REPORT** – Mr. LeTourneau (App #PB14002) stopped by earlier in the evening to inform the board that he would not be attending tonight's meeting as he is seeking advice of counsel.

**CHAIR'S REPORT** – Nothing to report

**PUBLIC HEARING** – None scheduled

### **PUBLIC MEETING**

**Application #PB14014 – Application of Robert M. McKay for subdivision of a 25A parcel located at 3103 Galway Rd in the A/R District (tax parcel #200.-1-36.2)**  
Mr. David Bogardus (Surveyor) was present and explained the request is for a 2-lot minor subdivision. The existing house, barn and outbuildings will become part of Lot#1 which will be 9.1 acres with 441' of frontage on Galway Rd. Lot #2 will be approximately 16 acres of vacant, wooded land. Proposed house/driveway/septic on the survey map/plot plan for Lot #2 is for demonstrative purposes only. There is an existing culvert for the driveway but have improved site distance by moving the

driveway about 50-75 feet over. Mr. Bogardus reported that review of the DEC website indicates there are no mapped or inventoried wetlands on the property. He has also personally walked and surveyed the property and found no water courses on it. This property is in the McKay Family Trust. They plan to sell the existing house and barn and retaining the 16A lot. Rebecca brought up an issue Ruthann Daino had regarding the driveway wording as shown on the map. Some discussion took place, resulting with Mr. Bogardus agreeing to change the wording if needed. Win McIntyre raised some questions of existence of wetlands. Reported he researched the t/o Galway maps which show wetlands almost encompass Lot #2. Some discussion with Mr. Bogardus indicating he would research the issue further and submit new maps if necessary. Board felt they could move forward with SEQR review, however. Review took place. **Motion by Win McIntyre** that based on the information, analysis and supporting documentation the proposed action will not result in any significant adverse environmental impact and therefore should be granted a negative SEQR declaration. **Second by Mary Lynn Kopper.** Roll call vote: All ayes. Motion carried. **Motion by Mary Lynn Kopper** to classify application #PB14014 as a 2-lot minor subdivision and schedule for public hearing next month upon approval of driveway wording and wetland clarification. **Seconded by Win McIntyre.** Roll call vote: All ayes. Motion carried. **CLASSIFIED A 2-LOT MINOR SUBDIVISION. Public hearing to be scheduled for September 23, 2014.**

**Application #PB14011—Application of Colleen M. O’Hara for creation of 2 lots from an approximate 136A parcel located at 993 Ridge Rd in the A/R District (tax parcel #184.-1-5.1), and application for SUP to allow construction of an accessory apartment on each of the resultant lots.**

Surveyor, Dave Bogardus and explained the proposal. Applicant would like to create 2 lots. Lot #1 would have 295’ of frontage on Ridge Rd and would be a 129A lot. A new house, barn, a riding arena and accessory apartment is proposed for this lot. Lot #2 would have 382’ of frontage on Ridge Rd and would be approximately 7.4 acres and would contain the existing house, barn, garage and outbuildings and they would like to build a new equipment barn and apartment. Under our Zoning Regulations, the apartments would require issuance of a SUP. Mr. Bogardus feels the use and purposes of both of these apartments meet the criteria of an accessory apartment under our Regs. Chair questioned the applicants as to whether this would be a business or for personal use as our Regs also state that riding stable or academy would also require a SUP. Applicant indicated it would be for personal use only; not a commercial enterprise. Mr. Bogardus also indicated that this is a venture that will evolve over time; not all at once. Review of the maps/plot plan showed there was a need for the driveway note to be modified. Also need to show the 100’ setback line from the wetlands. Lot #1 needs to show the septic separation. Chair advised a driveway permit will need to be obtained. Board conducted SEQR review. **Motion by Rebecca Mitchell** that based on the information, analysis and supporting documentation the proposed action will not result in any significant adverse environmental impact and therefore should be granted a negative SEQR declaration. **Second by Mikel Shakarjian.** Roll call vote: All ayes. Motion carried. **Motion by Mary Lynn Kopper** to classify application #PB14011 as a

2-lot minor subdivision and special use permit for an accessory apartment on each of the two lots, and schedule for public hearing next month. **Seconded by Win McIntyre.** Roll call vote: All ayes. Motion carried.

**Application #PB14015 - Application of Wayne and Dianne Elston for a SUP to allow an "in law" apartment to an existing residence located at 2653 Old Mill Rd (tax parcel #187.-1-37.11)**

Mr. and Mrs. Elston were present to explain their proposal. The recently purchased this property and need to make some renovations/improvements to the house, including an "in-law" apartment. Chair explained that per our Zoning Regulations this accessory apartment would require a SUP. Chair reported that map needs to include a location map, the actual wetland boundary and 100' setback lines. Chair also explained that, like the previous application, this would be termed an accessory apartment and would require issuance of a SUP. Board then conducted SEQR review. **Motion by Win McIntyre** that based on the information, analysis and supporting documentation the proposed action will not result in any significant adverse environmental impact and therefore should be granted a negative SEQR declaration. **Second by Rebecca Mitchell.** Roll call vote: All ayes. Motion carried. **Motion by Mikel Shakarjian** to classify this proposal as an accessory apartment requiring a Special Use Permit, and schedule for public hearing next month. **Second by Win McIntyre.** Roll call vote: All ayes. Motion carried.

**Application #PB14012 – Application of Galway Co-Op for Site Plan Review –** It was reported that Mr. Cassadei forwarded an email asking that the application be carried over to September to allow time for his PE to respond to comments/recommendations of our engineer, Mike McNamara with EDP.

**PRIVILEGE OF THE FLOOR** – None requested

**OTHER BUSINESS** - None

**Motion for adjournment by Rebecca Mitchell. Seconded by Win McIntyre.** Voice Vote: All ayes. Motion carried. Meeting adjourned at 8:35 p.m.

Respectfully submitted,

*Carol L. DeLorme*

Carol L. DeLorme, (Acting) Clerk