

PLANNING BOARD MEETING
April 21, 2010

PRESENT: Walt Ryan, Bob Phillips, Barney Brower, Marilyn Salvione, and Jerry Moore

ABSENT: None

Chairman Walt Ryan called the meeting to order at 6: 30PM.

MOTION: A motion was made by Marilyn Salvione and 2nd by Bob Phillips to approve the March 17, 2010 minutes as written by the Clerk. All in favor (5). The motion was passed.

OLD BUSINESS

Jack Williams-Site Plan
SBL # 151.-7-25
Location: 1393 State Hwy 29
Zone: R-2

The Board reviewed the survey Mr. Williams presented. The short form SEQR was completed by the Board, and the following motions were made:

MOTION: A motion was made by Barney Brower and 2nd by Jerry Moore to accept the survey as the final Site Plan. All in favor (5). The motion was passed.

MOTION: A motion was made by Barney Brower and 2nd by Robert Phillips to issue a negative declaration on the Williams SEQR. All in favor (5). The motion was passed.

MOTION: A motion was made by Barney Brower and 2nd by Robert Phillips to set a Public Hearing for Wednesday May 19, 2010 at 7:00PM. All in favor (5). The motion was passed.

The 239 form is to be sent to the Fulton County Planning Board for review as the application is within 500 feet of a State Hwy.

John Shoop-Subdivision
SBL # 150.-3-5
Location: 174 Jockeyville Rd
Zone: R-2

A short discussion was held on the application. Chairman Ryan received a letter from the Town of Johnstown in response that they accept Lead Agency for the Shoop project. The Town of Mayfield's Planning Board has a copy of the Town of Johnstown's completed SEQR . No action taken by the Board at this Time.

PUBLIC HEARING #1-7:00pm

Motion: A motion was made by Barney Brower and 2nd by Marilyn Salvione to open the Public Hearing at 7:00PM. All in favor (5). The motion was passed.

Ronald Jones-Site Plan
SBL # 74.9-1-13
Location: 1678 State Hwy 30
Zone-Commercial

The Board reviewed the survey presented. All the Site Plan requirements were addressed.
No comments from the Public.

MOTION: A motion was made by Jerry Moore and 2nd by Robert Phillips to close the Public Hearing at 7:15PM. All in favor (5) The motion was passed.

MOTION: A motion was made by Barney Brower and 2nd by Marilyn Salvione to accept the survey as the final Site Plan. All in favor (5). The motion was passed.

The Short Form SEQR was reviewed and completed by the Board.

MOTION: A motion was made by Marilyn Salvione and 2nd by Robert Phillips to issue a negative declaration on the Jones SEQR. All in favor (5). The motion was passed.

A 239 form will be sent to the Fulton County Planning Board for review as the application is within 500 feet of a State Hwy

No further action is taken until the Fulton County Board reviews the application and forwards their opinion.

PUBLIC HEARING # 2 – 7:30PM

Joseph Ruggeri
SBL # 152.-6-6
Location: 116 Bellen Rd.
Zone: Commercial

MOTION: A motion was made by Barney Brower and 2nd by Marilyn Salvione to open the Public Hearing for the 3-Lot Subdivision for Joseph Ruggeri at 7:30PM. All in favor (5). The motion was passed.

MOTION: A motion was made by Jerry Moore and 2nd by Barney Brower to open the Public Hearing for Jade Realty-Site Plan at 7:30PM. All in favor (5). The motion was passed.

Chairman Ryan reviewed the application with all present. There were some public comments and concerns, which we addressed. The first comment was a concern for the safety of motorcycles exiting Bellen Road onto Rt 29A. We discussed the fact that a roundabout will be installed at the intersection of Rt 29 and Rt 30, which will slow the traffic in the area and improve the safety at Bellen Rd. The second comment was to complement the developer for bringing economic development to the area.

MOTION: A motion was made by Barney Brower and 2nd by Jerry Moore to declare the Planning Board as Lead Agency for the Ruggeri Subdivision. All in Favor (5) . The motion was passed.

Chairman Ryan noted that time had expired for any comments from the Department of Conservation.

Rob Fraser from the LA Group was present to update the Board on the septic system. There will be no change to the storm water drainage. Chairman Ryan asked Rob Fraser to explain the Lighting.

MOTION: A motion was made by Barney Brower and 2nd by Robert Phillips to close the Public Hearing for the Ruggeri Subdivision at 7:45PM. All in favor (5) The motion was passed.

MOTION: A motion was made by Barney Brower and 2nd by Robert Phillips to close the Public Hearing for Jade Realty Site Plan at 7:45PM. All in favor (5). The motion was passed.

Chairman Ryan read the questions on the Long Form SEQR, and the Board completed the SEQR review.

MOTION: A motion was made by Robert Phillips and 2nd by Marilyn Salvione to issue a negative declaration on the Jade Realty Site Plan SEQR. All in favor (5). The motion was passed.

The completed SEQR to be forwarded to the Fulton County Planning Board for review.

MOTION: A motion was made by Barney Brower and 2nd by Jerry Moore to accept the survey map dated 4/16/2010 as the final Plat. All in favor (5). The motion was passed.

MOTION: A motion was made by Marilyn Salvione and 2nd by Robert Phillips to approve the Ruggeri 3-Lot Subdivision. All in favor (5). The motion was passed.

No action was taken on the Site Plan as the Fulton County Planning Board has not completed their review. The Town of Mayfield's Planning Board will hold a special meeting to review the Site Plan prior to its May meeting to help expedite the progress of the project per the request of the applicant.

CHAIRMAN CORRESPONDENCE

Chairman Ryan read a letter from the Adirondack Park Agency stating that they have issued Reets Boats a permit.

The County Clerks Office received a survey map on William Verkleir.

ZONING CHANGES

A short discussion was held on changing the yearly zoning review to Biannually.

MOTION: A motion was made by Barney Brower and 2nd by Jerry Moore to recommend that the Town Board change the review date to biannual. (4) in favor Ryan, Phillips, Brower, and Moore. (1) Opposed Marilyn Salvione. The motion was passed.

A lengthy discussion was held on the definition of a Subdivision located in Paragraph DD of Appendix A of the Subdivision Regulations sections (a), (b) and a new section (c).

MOTION: A motion was made by Marilyn Salvione and 2nd by Barney Brower to recommend to the Town Board to change section (a) to read as follows:

(a) A division of land into four (4) or fewer **residential** parcels, which land has not previously been divided within the last five(5) years, where each resulting parcel will consist of at least the minimum lot size required in the Zoning Law, have a minimum width as prescribed in the Zoning Law and have a minimum of 150 feet frontage on an existing and maintained public street.

All in favor (5). The motion was passed

Section (b) is to remain unchanged.

Section © was discussed. No action was taken.

MOTION: A motion was made by Barney Brower and 2nd by Jerry Moore to adjourn the meeting at 8:45PM. All in favor (5). The motion was passed.

