



Profetta Subdivision Continued:

Chairman Ferguson stated that presently the driveway meets Town Code as it only services two homes but by adding a third home to the driveway the Town Code calls for the driveway to be 16 feet in width. Mr. Martin again stated that he felt that the driveway in its current condition is sufficient to service all three homes and again asked the Board to waive the requirement that the driveway be 16 feet wide. As this is an additional expense to the developer which is unnecessary.

Steve Aprilano asked if Mr. Martin had included a “bump out” on the driveway for emergency vehicles. Mr. Martin stated that he did it was on sheet two and it was 20’ x 40’.

Mr. Scibetta stated that he has reviewed the NYS building regulations and “bump outs” are required on all driveways over 500 feet in length.

A discussion followed on length of driveway. Driveway is over 1000 feet from right of way to proposed home.

Mr. Aprilano asked if all the Fire Marshal’s comments were addressed. Mr. Scibetta stated that they were and that the developer is planning on putting in a 13 D system in.

Mr. Martin then reviewed with the Board that he has made corrections to the referenced tax account numbers on the maps, as they were not correct on the initial set of plans and reminded the Board that these plans also show that two tax account numbers are proposed to be combined. A discussion followed. Mr. Martin stated that it seems that it is more complicated to get a site plan approved, with the EPOD and other applications that need to be made, that this is a pretty straight forward plan.

Chairman Ferguson asked if the County notes had been added to the plans. Mr. Martin stated that he usually adds those just before he sends the plans to the county to be signed. Chairman Ferguson stated that the Board normally likes to see these on the plans at the preliminary approval stage and asked that they be added to the plans.

Mr. Aprilano questioned the raised fill septic system, he reviewed the perc test with Mr. Martin and a discussion was held on why a raised fill system is being required when the perc test seem to indicate that an in ground system would be required. Mr. Martin stated that he would contact the Health Department and review this with them.

Mr. Martin then asked that the Board also entertain final approval, as well as, preliminary approval at tonight’s meeting. That he would circulate the plans after the meeting and have all the proper agencies sign the plans and then drop them off at the Town for the Chairman’s signature. A lengthy discussion followed on why the Board would not entertain both preliminary and final approval at the public hearing. The Board then reinforced with Mr. Martin that it was the Board’s long standing policy that they will not entertain final approval until all require signatures are on the plans.

Chairman Ferguson asked why the engineer is requesting that the Board waive the requirement for the driveway to be 16 feet wide. Mr. Martin stated that it was because of the costs and that the present driveway works fine and an addition of a third home will have no impact on the current driveway.

Mr. Profetta stated that presently two houses use the driveway and the driveway also services the back vacant lot. And that in the Deed to his property there are covenants in regards to the driveway and that the original subdivision was approved with 3 lots and that the driveway was only required to be 12 feet wide.

A lengthy discussion was held on the driveway. The Board asked Mr. Scibetta to review the file on this subdivision and let the Board know exactly what was originally approved.

Mr. Martin stated that he did not believe that the 16 foot wide driveway was the ideal situation for this subdivision and that he does not think that having a 16 foot wide driveway would increase safety.

Bob Pelkey questioned Mr. Martin if he had reviewed the Town Code prior to the preparation of the plans and if he was not initially aware that the Town Code required 16 foot wide driveways which service three home subdivision. Mr. Martin stated that he did.

A discussion was held on the Fire Marshal comments.

Chairman Ferguson stated that the plans show that the use of the property is being changed with this application and that whenever a property is being reviewed for a change of use the Town requires that the property be brought up to current Town Code. A lengthy discussion followed on this.

It was decided that the application would need to be tabled until after Mr. Scibetta could do some research on the originally approved plans in regards to the driveway. Mr. Martin then asked if he came back to the Board at the next meeting with all the signatures on the plans would the Board entertain preliminary and final approval for the application.

Chairman Ferguson stated that because of the situation with the driveway the Board would entertain both preliminary and final approval at the next meeting if all signatures were on the plans. But wanted it noted that the Board was not setting a precedent by doing entertaining both preliminary and final approval at one meeting because there were extenuating circumstance in regards to this application.

Chairman Ferguson opened the public hearing.

Public Comments: None

Chairman Ferguson closed the public hearing.

**SEQR:**

Using information from Part 1, the Planning Board answered questions 1 through 11 on Part 2. The Board determined that this proposed site is listed as an unlisted action under the SEQR requirements.

Using the Part 2 tools, the Planning Board determined that there would be no impact to the environmental resources evaluated in Questions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11. These were all checked as "no or small impact may occur" on Part 2.

As a result of the project design the Planning Board has determined that significant adverse impacts are unlikely to occur and will not require preparation of an environmental impact statement.

Conservation Board:

Mr. Scibetta stated that after their review the Conservation Board recommended that the Planning Board grant a negative declaration for this application.

***Bob Pelkey made the following motion; that after reviewing the project under the standards set out by Section 617 of the New York State Environmental Quality Review I make a motion to classify this application as an UNLISTED action under SEQR. Steve Aprilano seconded the motion. Motion carried unanimously 3-0 (Mark Acker and Mike Reinschmidt absent).***

***Bob Pelkey made the following motion; Upon completion of part II of the Short Environmental Assessment Form as set out by 6 NYCRR Part 617, State Environmental Quality Review, the Board has determined that this project will not result in any significant adverse environmental impacts and make a motion to grant a negative declaration for this project. Steve Aprilano seconded the motion. Motion carried unanimously 3-0 (Mark Acker and Mike Reinschmidt absent).***

***A motion was made by Bob Pelkey and seconded by Steve Aprilano to table the application for preliminary approval until the next meeting. Motion carried unanimously 3-0 (Mark Acker and Mike Reinschmidt absent).***

MISCELLANEOUS

Mr. Scibetta stated that the owner of the property has asked that the approval on these plans be

Pine Hill Estates continued:

updated. Mr. Scibetta stated that the property is in the process of being sold and that the Board last updated that approval 2 years ago.

There have been no changes with the plans.

*A motion was made by Steve Aprilano and seconded by Bob Pelkey to update the approval for Lot #14 of the Pine Hill Estates subdivision. Motion carried unanimously 3-0 (Mark Acker and Mike Reinschmidt absent).*

Castle Sewer District

301 Dunbar Road

No one was present for this application.

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*A motion was made by Bob Pelkey and seconded by Steve Aprilano to approve the August 7, 2014, meeting minutes as presented. Motion carried unanimously 3-0. (Mike Reinschmidt and Mark Acker absent)*

There being no further business, *a motion was made by Bob Pelkey and seconded by Steve Aprilano to end the meeting at 8:48 PM. Motion carried unanimously 3-0. (Mike Reinschmidt and Mark Acker absent)*

Respectfully submitted,

Maureen L. Werner  
Recording Secretary