

**Minutes
Warrensburg Planning Board
August 16, 2011**

Board Members Present: Lynn Smith (Alternate), Shale Miller, Laura Moore

Board Members Absent: David Spatz, Alice Farrell, Art Healy, Danielle Robichaud (Alternate)

Others Present: Kathy Ferullo, Patti Corlew

Meeting Commenced at 7:07 p.m.

Mr. Miller - Okay. I call this meeting to order, August 16, 2011, Planning Board, Warrensburg. Public hearing, site plan review for SPR #2011-8 has been withdrawn, so that is cancelled. New business, site plan review SPR #2011-11 for tax map #211.18-1-9, 3685 Main Street. The applicant is Heidi Baker, to allow the conversion of one, conversion of use from retail sales to barber/beauty shop. Applicant is not here, so we will postpone it 'til next month. How's that sound? If she happens to show up before we're done, then we'll revisit that, but... Can I get a motion?

Mrs. Corlew - Do you want me to call her? No?

Mr. Miller - She's in Thurman. It's going to take her a half an hour to get here.

Mrs. Corlew - I know. Yep.

Mrs. Smith - I make the motion.

Mrs. Moore - I'll second that.

Mr. Miller - All those in favor.

RESOLUTION #2011-38

Motion by: Lynn Smith

Second by: Laura Moore

RESOLVED, to postpone to September 20, 2011, application SPR #2011-11 by Heidi Baker, tax map #211.18-1-9, located at 3685 Main Street, for site plan review.

DULY ADOPTED ON THIS 16TH DAY OF AUGUST, 2011 BY THE FOLLOWING VOTE:

Ayes: Lynn Smith, Shale Miller, Laura Moore

Nays: None

Mr. Miller - Alright, we also need to set a public hearing for subdivision 2011-3, for tax map #168.-2-6.5, West and East Kelm Pond Road. The applicant is Kathleen and Carl Ferullo to allow for a two

lot subdivision. The next meeting will be September... It's September already.

Mrs. Ferullo - I think it's September 19th.

Mrs. Corlew - 20th.

Mrs. Moore - The 20th.

Mr. Miller - The 20th?

Mrs. Smith - 20th.

Mr. Miller - September 20th, same time 7:00 p.m.

Mrs. Moore - Do you want to give us a, just an...

Mrs. Ferullo - Oh yeah.

Mrs. Moore - ...overview of what you want to do.

(Tape inaudible).

Mr. Miller - Yeah, sure.

Mrs. Moore - Sorry.

Mrs. Moore - No, that's okay.

Mr. Miller - Well, that'll give. It'll also give us a little more time before she shows up maybe.

Mrs. Ferullo - Okay. The map that's in front of you is showing... It's kind of a rough... I have a prelim, prelim, forget the word.

Anyway...

Mr. Miller - Preliminary?

Mrs. Smith - Preliminary.

Mrs. Ferullo - Yeah, map, from the Assessor. It's not complete, because I spoke to the APA... Just to give you a little, brief history on it; back in 1973 when Mrs. Raymond did the whole subdivision around Kelm Pond, these were two separate lots, and they still, they, they basically are. They've been this, this lot was allowed to be three lots. On this lot, there was allowed to be four lots. So when I purchased both of them, the total amount of lots, when you take the acreage and you divide it by the 8.5, you're allowed up to seven lots (inaudible). Okay? So right now, I have one, two, three, four, five, six and the only thing that Tracy from the APA is saying is that these two lots may have to merge and become one lot because I'm only allowed the seven lots.

Mrs. Moore - Okay.

Mrs. Ferullo - That being said, and the reason for that, is, as well, is we cannot find any area on this property where we can put a deep whole pit for a septic. There too much ledge. So these will be considered non-buildable lots for a family dwelling; not saying like a, a camp with a privy or something like that.

Mr. Miller - Can they do a, an above ground system?

Mrs. Ferullo - No, I asked them. 'Cause we... There was one that we, like a (inaudible) or something like that.

Mr. Miller - Yeah.

Mrs. Ferullo - We had Greg, the, from the APA, there and he said that they don't allow that anymore. But that's okay.

Mr. Miller - Yeah.

Mrs. Ferullo - Ya know, it's doesn't really matter.

Mr. Miller - That lot goes all the way over here? Or.. Yeah.

Mrs. Ferullo - Yes. But this is...

Mr. Miller - All way down to the lake.

Mrs. Ferullo - This is the one that you can't use. This is a Class I wetland.

Mr. Miller - Okay.

Mrs. Ferullo - and I cannot gain access through it. I have a letter from the APA. Greg does as well. But I can't gain access through across a wetland. So this is...

Mr. Miller - What lot is here? This...

Mrs. Ferullo - This is my house and my daughter...

Mr. Miller - Okay.

Mrs. Ferullo - ...Moriah's house. So basically this is going to be considered non-buildable unless it's a hunting and fishing camp on, on...

Mr. Miller - Piers.

Mrs. Ferullo - ...piers with...

Mr. Miller - Composting toilet or something.

Mrs. Ferullo - Something like that.

Mr. Miller - Yeah.

Mrs. Moore - This, but the one that says lot 4, you can, it does have access to the water here or no? Is it still wetland right here?

Mrs. Ferullo - This is across two wetlands. This is across one wetland.

Mrs. Moore - So if someone put a camp there, it could make it to here?

Mrs. Ferullo - Yeah, there's a slight walkway. So again, I did this lot, 7, okay. When the APA came down, Tracy, Mary O'Dell, the wetlands, girl, the, Gregg, the electrician, not, engineer. I had to find a deep hole pit on lot 8.

Mrs. Moore - Hm hm.

Mrs. Ferullo - We also tried to find...

Mrs. Moore - (Inaudible).

Mrs. Ferullo - ...(inaudible) here and we could not find them. So that's why I'm allowed to put it here because we found a spot on this.

Mrs. Moore - Hm hm.

Mrs. Ferullo - So this is going to be a three acre lot, and the rest is... I'm not going any further because that would include wetlands. And there's no sense in me putting somebody where there's wetlands.

Mr. Miller - Hm hm.

Mrs. Ferullo - So this is high and dry.

Mr. Miller - So you're going to... This essentially is going to be one lot, you're thinking?

Mrs. Ferullo - Yeah.

Mr. Miller - Or are you still going to do two lots, but have this just be non, non-habitable or non...

Mrs. Ferullo - Well...

Mr. Miller - ...buildable.

Mrs. Ferullo - She's... I think she's... The attorney she is speaking to, they have, I think, concluded that this is probably going to have to merge. And that's... I don't mind that.

Mrs. Moore - Did you already... I mean, is that, 4 and 5 already filed, as tax i.d.'d?

Mrs. Ferullo - Yes. (Inaudible) tax i.d.'d, but I, I'm not sure how you go about merging something. I'll have to just call the County and do...

Mrs. Moore - Yeah, to the...

Mrs. Ferullo - Ya know, I'll take it to the...

Mrs. Moore - (Inaudible).

Mrs. Ferullo - So that's basically it. It's just this lot and then now that I have to merge that or whatever. And the driveway's in. 'Cause it was an old logging road and we just sort of widened it up. And that's, that's it. It's for a single family dwelling with a roof, I think the stipulation is no higher than 40 feet.

Mr. Miller - Yeah, which is crazy...

Mrs. Ferullo - That's fine.

Mr. Miller - ...crazy tall.

Mrs. Ferullo - So, that's it.

Mr. Miller - If you could, before the next meeting, have a revised map done.

Mrs. Ferullo - Oh, I will. I will.

Mr. Miller - It'll just be a lot clearer for future.

Mrs. Ferullo - Yeah. Well, I, we (inaudible) just did this so that I could send it off to the Tracy up at the APA to give her a clue and then she goes back and tells him what she wants more on that. And it's just basically, this is just a bigger, we just took that chunk out like I did on the little one.

Mrs. Moore - Okay.

Mr. Miller - Hm hm.

Mrs. Ferullo - And then showing the driveway going up. But it, it'll show, it'll have the deep whole pit. I want him to put on here a building envelope to show the people, ya know, so that there's a buffer around.

Mrs. Moore - You can leave it flat (referring to name plate).

Mrs. Ferullo - Flat?

Mrs. Moore - You can leave it flat.

Mrs. Corlew - Yeah, you don't have to put it back up.

Mr. Miller - Alright, so that's lot 8 right there, okay.

Mrs. Ferullo - He might've just maneuvered a little bit more because I drew that into there.

Mr. Miller - Hm hm.

Mrs. Ferullo - And I didn't...

Mr. Miller - Well, yeah.

Mrs. Ferullo - ...want him to go too far into, to go... I didn't want the people to have to have wetlands. I didn't want them to have to pay for wetlands, ya know what I mean? Since they can't do anything with it, what's the point? So the map will definitely be the way it's going to be, to be stamped.

Mr. Miller - Okay.

Mrs. Moore - The, I guess on lot 5 or lot, is it lot 8, you're...

Mrs. Ferullo - That's the one that I'm...

Mrs. Moore - You're subdividing it.

Mrs. Ferullo - I'm taking out of lot 5.

Mrs. Moore - Okay.

Mrs. Ferullo - Okay?

Mrs. Moore - Yep.

Mrs. Ferullo - And that's, like I said, that's basically the last I can do with the, that property because of the limitations of the size of the lots, plus any possible building sites.

Mrs. Moore - 'Kay.

Mr. Miller - Alright, so we'll see what your neighbors think. You don't have too many neighbors.

Mrs. Corlew - We need 22 stamps, by the way.

Mr. Miller - 22 stamps.

Mrs. Corlew - Sorry. Gotta do it. So I'll send it to 22 of your neighbors, including you.

Mrs. Smith - Including her?

Mrs. Corlew - Yes. Yep.

Mrs. Ferullo - Can I just give you the money again or?

Mr. Miller - Alright, I guess our other applicant is not going to come, so.

Mrs. Corlew - Did you motion and second on that?

Mr. Miller - Oh no, you're right. Can I get a motion to set a public hearing for the 19th of September.

Mrs. Moore - Actually it's the 20th of September...

Mr. Miller - 20th of September.

Mrs. Moore - ...I'll make that motion.

Mrs. Corlew - Okay.

Mrs. Smith - I second it.

Mr. Miller - All those in favor.

RESOLUTION #2011-39

Motion by: Laura Moore

Second by: Lynn Smith

RESOLVED, to set a public hearing for September 20, 2011 at 7:00 p.m. for application SUB #2011-3 by Kathleen and Carl Ferullo, tax map

#168.-2-6.5, for property on West and East Kelm Pond Road, to allow a two lot subdivision.

DULY ADOPTED ON THIS 16TH DAY AUGUST, 2011 BY THE FOLLOWING VOTE:

Ayes: Lynn Smith, Shale Miller, Laura Moore

Nays: None

Mrs. Corlew - Did you guys approve the June 21st meeting?

Mr. Miller - No, you guys were still talking about that, I think, when we started.

Mrs. Corlew - Yeah, we were talking about July 19th.

Mr. Miller - Okay.

Mrs. Corlew - Right, Laura?

Mrs. Moore - Yes.

Mrs. Corlew - I figured it out. I figure it out; we're missing, you're missing page 154. It inserted 158 in place of 154. So I need to give you...

Mrs. Moore - Oh (inaudible) repeat, okay.

Mrs. Corlew - Yeah 154 is...

(Tape inaudible).

Mrs. Corlew - In lieu of...

Mr. Miller - Okay, so we have to do, we have to do the July 19th.

Mrs. Corlew - Well, you're missing a page.

Mr. Miller - We're missing a page.

Mrs. Corlew - So I guess we have to wait on that.

Mr. Miller - Okay.

Mrs. Corlew - But if you can do the June 21st.

MR. Miller - Okay. Can we get a motion to approve the missing pages of minutes from June 21st.

Mrs. Corlew - The whole thing.

Mr. Miller - Oh, the whole thing, okay.

Mrs. Corlew - Yeah.

Mr. Miller - Alright.

Mrs. Moore - I'll accept the minutes from June 21st, or I make a motion to accept the minutes from June 21st.

Mrs. Smith - And I'll second that.

Mr. Miller - Okay. All those in favor.

RESOLUTION #2011-40

Motion by: Laura Moore

Second by: Lynn Smith

RESOLVED, to accept Planning Board minutes of June 21, 2011 (without correction).

DULY ADOPTED ON THIS 16TH DAY OF AUGUST, 2011 BY THE FOLLOWING VOTE:

Ayes: Lynn Smith, Shale Miller, Laura Moore

Nays: None

Mr. Miller - Alright, communications, issues... Laura, you don't have anything?

Mrs. Moore - I have none.

Mr. Miller - Wow.

Mrs. Smith - Wow.

Mrs. Moore - Exciting. Our Comprehensive Plan went to public hearing, so...

Mr. Miller - Yeah.

Mrs. Moore - I'm just, I'm thrilled. I guess...

Mr. Miller - That's good.

Mrs. Corlew - It's moving along.

Mrs. Moore - ...that's something that I can share.

Mrs. Smith - And there was nobody here at the meeting.

Mrs. Moore - At the..? Well, it opened, it'll remain open for, I believe into November and then the Town Board can make a motion to amend, change. We can get any comments before or prior to and then we may close the public hearing and they then have the opportunity to adopt it. So...

Mr. Miller - Nobody'll complain 'til it's too late.

Mrs. Smith - Or it'll go into effect and then, and then they'll, they'll ask why, what happened. How did this happen?

Mrs. Moore - I think...

(Tape inaudible).

Mrs. Corlew - They will have that reaction.

Mrs. Smith - Yeah, just, just like the water, just like the water thing. No, nobody came, comes to the meeting and it's like everybody's water bill's (inaudible) \$51 and now next year they're going to go up even more.

Mrs. Corlew - Yeah, but I don't...

Mr. Miller - Okay, let's close, let's close this and then we can...

Mrs. Smith - Yeah, okay.

Mr. Miller - Okay? Get a motion to close the meeting?

Mrs. Moore - I'll make that motion to close our meeting.

Mr. Miller - Second?

Mrs. Smith - I'll second it.

Mr. Miller - All those in favor.

Motion by Laura Moore, second by Lynn Smith and carried to adjourn Planning Board meeting at 7:21 p.m.

Respectfully submitted,

Patti Corlew
Recording Secretary

Pb08162011

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