

**Minutes
Warrensburg Planning Board
February 4, 2014**

Board Members Present: David Spatz, Shale Miller, Laura Moore, John Franchini

Board Members Absent: Alice Farrell, Danielle Robichaud (Alternate)

Others Present: William Burch, Amanda Phillips, Attorney Mark Rehm, Elsbeth Crusius, Chris Belden (Zoning Administrator), Patti Corlew

Meeting Commenced at 6:40 p.m.

Mr. Miller - Alright, call the meeting to order. We have quorum now, right. Approval of the previous minute, meeting minutes from May 7, which (inaudible) last time I was here.

Mrs. Corlew - That was the last time you all were here.

Mrs. Moore - I'll make a motion to approve those as...

Mr. Spatz - I'll second that.

Mrs. Moore - ...submitted.

Mr. Miller - Okay. All those in favor.

RESOLUTION #2014-1

Motion by: Laura Moore

Second by: David Spatz

RESOLVED, to approve Planning Board minutes of May 7, 2013 (without correction).

DULY ADOPTED ON THIS 4TH DAY OF FEBRUARY, 2014, BY THE FOLLOWING VOTE:

Ayes: David Spatz, Shale Miller, Laura Moore, John Franchini

Nays: None

Mr. Miller - Okay. New business. We need to set a public hearing for subdivision 2014-1, which is tax map 167.-1-1.3, for 839 Route 28. Is the applicant here? Is that you guys?

Mr. Rehm - Yes. I'm Mark Rehm; I'm representing the applicant.

Mr. Miller - Okay.

Mr. Rehm - This is a previous subdivision which was approved some time ago and these two lots were attached. Lot C1 and Lot A which is across the road. The approval was in 2007 and this map was filed. The, the predecessor, my, my clients had sold (inaudible) client had sold and (inaudible; someone shuffling papers) this lot C1 (inaudible) the Adirondack Park Agency permit that was obtained. For some reason at the Warren County offices, there were two separate tax maps that

were assigned to it. So needless to say, we, somebody called and there wasn't the proper approval from the Planning Board, which is, ya know, it wasn't anything intentional matter for Clarence Alger himself that lot. That's why he went to the Adirondack Park Agency. He just never took the next step and went and, and got site plan review for it. The, I know he's actually seeking to sell Lot C2 at some point in the future so other than that, he really just wants to make sure that that's a functional lot that, and it was, in fact, sold last February. We're trying to ratify the maps and make sure everybody's in (inaudible). There's no proposed structure or anything of that nature at this time and the applicants certainly, the ones who bought lot C1 they certainly are well aware that they would need to come before the Board, come before site plan review and go get an Adirondack Park Agency permit if they wanted to build on it. At this time, it's just a vacant parcel. And that's all I have. If there's any questions, I'd be happy to answer them.

Mrs. Moore - It just removes the (inaudible). Is that correct?

Mr. Rehm - Yes.

Mr. Belden - More or less. And it's already...

Mrs. Moore - It's already been...

Mr. Belden - It's already been removed. Just it...

Mr. Miller - Officially needs to...

Mr. Belden - It's technically in violation right now, so...

Mr. Miller - Right.

Mr. Belden - ...they're just trying to clear up the, the issue I guess.

Mrs. Moore - The only clarification I can say is that the ap, the process of the four lot subdivision was... The reason behind it was we were, one of the clients needed, was in the process of working with a house rehab program at the County level and so they needed a lot that was deeded to them.

Mr. Rehm - Oh okay.

Mrs. Moore - And so that's, that was the purpose behind it. That, they failed to, not... They ended up not participating in the program, but at least Clarence was able to get four lots and proceed so that he didn't have to pay the taxes on all of it. So that was the gist of it.

Mr. Rehm - (Inaudible).

Mrs. Moore - Yes. So... I don't have any other questions.

Mr. Miller - Dave, you have any questions?

Mr. Spatz - No, I'm all set.

Mr. Miller - No? Okay. Anything?

Mr. Franchini - No questions here.

Mr. Miller - Alright, we got to set a public hearing for next month, on the 4th and I don't think we need anything else from them before then, right? Just need to... You need...

Mrs. Corlew - We just need six postage stamps.

Mr. Miller - Yeah. Okay.

Mrs. Corlew - Before the...

Mr. Belden - Are you going to be providing the Board with a new, the new survey map?

Mr. Rehm - What I figured is, I wanted to come here first before they had Van Dusen and Steves (inaudible), have them, ya know, basically concentrate basically on these two lots here just so when, when and if there's an approval on it, they can stamp that map and it will be filed (inaudible) County Center.

Mrs. Moore - Okay.

Mr. Miller - Okay. Can I get a motion to set a public hearing for 3/4/2014?

Mrs. Moore - I'll make that motion.

Mr. Miller - Seconded?

Mr. Spatz - I'll second.

Mr. Miller - 'Kay. Thank you. All those in favor.

RESOLUTION #2014-2

Motion by: Laura Moore

Second by: David Spatz

RESOLVED, to set a public hearing to be held on March 4, 2014 at 6:30 p.m. for application SUB #2014-1 by Water Peterson, III and Elsbeth Crusius, for a two lot subdivision on Route 28, tax map #167.-1-13.

DULY ADOPTED ON THIS 4TH DAY OF FEBRUARY, 2014 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Shale Miller, Laura Moore, John Franchini

Nays: None

Mr. Miller - All set for next month.

Mr. Spatz - Thank you for coming in.

Mr. Rehm - Six postage stamps. Do want me to send them up to you in an envelope?

Mrs. Corlew - Yes, that's fine.

(Tape inaudible).

Mr. Belden - Postal service is going to like you.

Mr. Rehm - Thank you.

Mr. Belden - Thank you.

Mr. Miller - Okay. Site plan review SPR 2014-1, tax map is 223.12-1-3, 22 Maggies Road. The applicant is Amanda Phillips. Is that you?

Mrs. Phillips - Yes.

Mr. Miller - Okay.

Mrs. Phillips - I wanted... My husband and I wanted to be able to put a modular house on my Dad's property, from Valued Homes on, on the site that's provided on the map.

Mr. Miller - Hm hm.

Mrs. Phillips - Do you need to see a picture of the house or no?

Mr. Miller - No.

Mrs. Phillips - Okay. I just brought it in case.

Mr. Miller - That's alright. Yep.

Mrs. Phillips - But we were just looking to put it in, 'cause we're trying not to have to buy like the whole piece, so we're looking for approval to get, to be able to put the house up there on the site (inaudible) the map.

Mr. Miller - Okay.

Mr. Belden - I think this is the first instance the Board has had to approve a site plan for a second principal structure. I think this is the first instance. So under this new zoning ordinance now, it's, it's a requirement.

Mr. Miller - Okay. And there's already two principal structures on there or not?

Mr. Belden - Yeah. There's, there's one house and then there's one mobile home on the property. And I, I spoke to... It's not provided on the map here, but I spoke to Tom Belden about water because the water tower sits kind of right behind the lots there. I guess there, there's a six inch water line that runs where it's marked utility pole next to the that...

Mr. Miller - Okay.

Mr. Belden - ...existing mobile home. It basically runs close by where that, that would be in down to the road. There's another 12 inch main, but it's not in the vicinity of...

Mr. Miller - That runs right across their property.

Mr. Belden - Yeah.

Mr. Miller - Okay.

Mr. Belden - But I, I don't, I talked to Tom about it and based on where they're looking to site it, I don't...

Mr. Miller - Hm hm.

Mr. Belden - ...think they'll be any issues there.

Mr. Miller - Okay.

Mr. Burch - Yeah, there's a new water main (inaudible) across there 'cause the old one ran through the reservoir down...

Mr. Miller - Down through?

Mr. Burch - ...through the pasture, down in (inaudible). I don't even know if they use that anymore. Do they?

Mr. Miller - No. The pond?

Mr. Burch - That's...

Mr. Miller - No.

Mr. Burch - That's been gone for years, hasn't it?

Mr. Miller - Yes.

Mr. Burch - (Inaudible).

Mr. Miller - There were issues.

Mr. Belden - The only thing... The only thing that Tom indicated was that they were going to have to, ya know, dig out to where the main is and tap into the main that's there.

Mr. Miller - Tap into the main.

Mr. Belden - Which is, ya know, it's going to be a little bit of a distance, I think.

Mr. Burch - Yeah, it's quite a distance.

Mr. Belden - Right. But...

Mr. Miller - Is the modular going to have a foundation?

Mrs. Phillips - Yes. The company that we're going to go through will come in and will set it all up and they said either we could put a basement or they'll do the metal, do a cement slab...

Mr. Miller - Okay.

Mr. Phillips - ...to put it on.

Mrs. Moore - The primary access is to Alden Avenue towards the existing house?

Mrs. Phillips - Yes. There is... Maggie's Road is a private road and it goes straight down to Alden Avenue.

Mrs. Moore - Okay.

Mr. Burch - I don't know why, but I guess it is some silly reason, my grandfather owns the road actually where my neighbors, Bill and Brenda, own the house right on the corner of Maggie's Road. Actually I own their driveway. I don't know why, but the whole road is, is mine. Yep, the whole road. The water (inaudible).

Mr. Miller - Septic, it's going to be it's own septic?

Mrs. Phillips - Yes, we're going to set up... We're going to... 'Cause they do everything. They're going to come in and set up the septic system and everything for us.

Mr. Miller - Okay.

Mr. Burch - (Inaudible).

Mrs. Phillips - Oh, I know.

Mrs. Moore - (Inaudible). Since it's outside the hamlet...

Mr. Belden - Yes.

Mrs. Moore - This, we don't need to complete SEQRA. Is that correct? Because it is considered the APA jurisdiction.

Mr. Belden - Well, yeah, I don't know... I indicated to them that... I, I don't know if they have jurisdiction. I, it's in, I believe, a moderate intensity district or APA classification. But I had them fill out the SEQRA application anyways though.

Mrs. Corlew - The short form.

Mr. Belden - Which is now longer because the State made it longer.

Mr. Miller - They made the short... Of course they did.

Mr. Rehm - Yeah.

Mr. Belden - But... I don't know.

Mr. Miller - What do you think?

Mrs. Moore - (Inaudible) think it needs..?

Mr. Miller - No.

Mr. Belden - No. Okay.

Mrs. Moore - Okay.

Mr. Miller - Okay. I don't have any other issues. You'll be going through the County for your approval for permits and everything. It's... I assume it's not really visible from the road anyways, right?

Mrs. Phillips - No.

Mr. Miller - Okay.

Mr. Burch - (Inaudible). You don't see us.

Mr. Miller - I'm all set.

Mrs. Moore - I'm all set. I don't have any other questions.

Mr. Miller - Dave? Got anything? You said you went up there?

Mr. Spatz - I went up there.

Mr. Miller - No issues?

Mr. Spatz - No issues, I don't believe.

Mr. Miller - Anything?

Mr. Franchini - I have no issues.

Mr. Miller - Okay. Alright, I guess that's it. Is there any... Nobody in the audience has got any ideas so.

(Tape inaudible).

Mr. Miller - No. Okay. Can I get a motion to approve site plan review SPR 2014-1?

Mr. Spatz - I'll make a motion we approve it.

Mr. Miller - Seconded?

Mrs. Moore - I'll second.

Mr. Miller - Okay. All those in favor.

RESOLUTION #2014-3

Motion by: Laura Moore
Second by: David Spatz

RESOLVED, to approve application SPR #2014-1 by Amanda Phillips for property located at 22 Maggies Road, tax map #223.12-1-3, owned by William Burch, for site plan review to allow placement of a modular home on property containing two other principal uses.

DULY ADOPTED ON THIS 4TH DAY OF FEBRUARY, 2014 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Shale Miller, Laura Moore, John Franchini
Nays: None

Mr. Miller - Okay. You're all set.

(Tape inaudible).

Mr. Belden - ...when you get your stuff altogether and fill out the permits. Come see me and then down to the County and then you're home free.

Mrs. Phillips - Okay. I just making sure it was okay before... I have to go (inaudible) paperwork for the modular (inaudible). We wanted to make sure everything was good before we...

Mrs. Corlew - That's the right thing to do.

Mr. Belden - Yep. No rush.

Mrs. Phillips - Thank you.

Mrs. Corlew - Have a good night.

Mr. Miller - You're welcome.

Mrs. Moore - Thank you.

Mr. Franchini - Good luck.

Mr. Miller - Alright. I don't like doing organizational meetings without everybody here, but...

Mrs. Corlew - You might never meet again.

(Laughter).

Mr. Belden - One of you guys might be missing next time. But...

Mrs. Corlew - It's up to you though. It's your Board.

Mr. Belden - And the County... The Town Board didn't appoint a Chairman.

(Tape inaudible).

Mrs. Moore - The Vice Chair, I mean I don't...

Mr. Miller - Oh.

Mrs. Corlew - Yeah. The Town didn't appoint a Chairperson, so...

Mr. Miller - Oh, they didn't?

Mrs. Corlew - ...you'll have to do that tonight.

Mr. Belden - They appointed the ZBA Chair, but they left it to you guys to decide.

Mr. Spatz - (Inaudible) things the way they are.

Mr. Miller - Yeah. I'll second that motion. I can't second.

Mrs. Moore - I'll second.

Mr. Miller - All those in favor.

RESOLUTION #2014-4

Motion by: David Spatz

Second by: Laura Moore

RESOLVED, to appoint Shale Miller as Chairperson, Laura Moore as Vice Chairperson and Alice Farrell as Secretary of the Warrensburg Planning Board for the year 2014.

DULY ADOPTED ON THIS 4TH DAY OF FEBRUARY, 2014 BY THE FOLLOWING VOTE:

Ayes: David Spatz, Shale Miller, Laura Moore, John Franchini

Nays: None

Mr. Miller - Alright. Communications, we got a (inaudible). You got anything on your slate?

Mrs. Moore - I know the conference for Planning Federation is March 31 and March 1st and so it'll be at the Gidion Putnam.

Mr. Miller - March 31st and March 1st?

Mrs. Moore - It's a Monday.

(Tape inaudible).

Mr. Miller - So it's two separate (inaudible).
 Mrs. Moore - April 1st.
 Mr. Miller - Oh, you said March 1st.
 Mrs. Moore - Did I really?
 Mr. Miller - March 31st and March 1st. I'm like okay.
 Mrs. Moore - (Inaudible). March 31st and April 1st are the two days.
 March 31st is the day that's a whole day. April 1st is the half day,
 from morning to noon.
 Mr. Miller - And those are what, Monday, Tuesday?
 Mrs. Moore - Monday, Tuesday.
 Mr. Miller - Monday, Tuesday.
 Mr. Belden - What's that? Planning Federation?
 Mrs. Moore - Yes.
 Mr. Belden - Where is that being held this year.
 Mrs. Moore - The Gideon again.
 Mr. Miller - New job. I don't think I'll be able to swing it.
 Mrs. Corlew - Oh how's that going, Shale?
 Mr. Miller - Good.
 Mrs. Moore - Are you doing your own stuff?
 Mr. Miller - Nope, I'm working for Premium Building Components.
 Mrs. Moore - Oh, okay.
 Mr. Miller - Queensbury, down by the airport.
 Mrs. Moore - Okay. Yeah.
 Mr. Miller - Alright, any comments? No? Get a motion to close?
 Mr. Spatz - I make a motion we adjourn.
 Mr. Miller - Seconded?
 Mrs. Moore - I'll second.
 Mr. Miller - All those in favor.

Motion by Laura Moore, second by David Spatz and carried to adjourn
 the Warrensburg Planning Board meeting of February 4, 2014 at 6:55
 p.m.

Respectfully submitted,

Patti Corlew
 Recording Secretary

Pb02042014

RESOLUTION #2014-1

Motion by: Laura Moore
Second by: David Spatz

RESOLVED, to approve Planning Board minutes of May 7, 2013 (without correction).

DULY ADOPTED ON THIS 4TH DAY OF FEBRUARY, 2014, BY THE FOLLOWING VOTE:

Ayes: David Spatz, Shale Miller, Laura Moore, John Franchini
Nays: None

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Second by: David Spatz

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Nays: None

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Second by: Laura Moore

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Nays: None