
**Planning Board Minutes
November 15, 2018**

Planning Board Members Present: Fred Fink, Julie Pellett, Daniel Compton, Fran Overmoyer, Matt Rogers, Michael Donohoe, Steve Lester
Absent: James Kier (Building & Zoning)

Others Present: Kimberly Rayburn (Secretary), Glenn Thornton (Thornton Engineering), Carl Calkins (Agent), Joanne Striver

Fink opened the meeting at 7:30 pm.

I. TS4-2018 Sketch Plan for a 1 Lot subdivision (Owner) David Bryon (Agent) Carl Calkins 6407 Grimble Rd. tax map # 95.00-1-40.122 Parent parcel of 14.5 +/- acres creating lot 1 of 2.208 +/- acres leaving parent parcel of 12.627 +/- acres with existing sf home.

The Board reviewed the maps, the new lot will utilize an existing driveway entrance. A brief conversation was held, the Board will accept the maps for final.

Planning Board Decision:

Woodruff made a motion and Donohoe seconded the motion to approve TS4-2018 Sketch Plan for a 1 Lot subdivision (Owner) David Bryon (Agent) Carl Calkins 6407 Grimble Rd. tax map # 95.00-1-40.122 Parent parcel of 14.5 +/- acres creating lot 1 of 2.208 +/- acres leaving parent parcel of 12.627 +/- acres with existing sf home.

Record of Vote:

Fink Aye Compton Aye Overmoyer Aye Rogers Aye Donohoe Aye

All Board members present voted Aye, Vote was carried unanimously. Lester and Pellett arrived after the vote.

II. Concept plan, (Owner) Gary Pooler property located on County Rd 30 Site Plan for possible future subdivision and development to determine if the project he is proposing would be acceptable to the Town.

The Board reviewed the plans, a discussion was held with Glenn Thornton regarding the plan. The plan would be to eventually subdivide four (4) new lots off of the parent parcel and put in a water main to service them. Currently Pooler is building his house and will utilize the existing water service from the hanger and extend it to his house as the health department has a moratorium on new mains at this time. The board went over their thoughts with Thornton as stated as a concept they do not see any major issues with the proposal. A discussion was held on the interest of Pooler to dedicate the water main to the Town. The water main dedication on private property would need to have a legal easement if the Town decided they would accept the dedication.

1. The turn around for the fire department will need to be shown on the map, a hammerhead turnaround with pull offs every 1,000 feet was discussed
2. They would like to see the proposed driveway in actual dimensions
3. Approximate overflow points for the ponds to be shown on the map
4. The new water district line will be shown on the map
5. Contours will need to be shown
6. The Board suggest the future water main be placed where the new lots abut the street giving the water line a straight line up to the future lots instead of by the existing driveway which is not in a straight line.

III. Concept plan TR Dean site plan review for existing Special Use Permit for additional structures to the mini storage located on Cannan Rd.

The Board reviewed the site plan map provided and held a brief discussion, the Board stated that they appreciate the work that Dean had put into his map, however they feel it would be in Deans best interest to present an engineered plan with all the site plan requirements shown in 135-25 of Town Code for special use permit site plans.

They also need to know if more than one (1) acre will be disturbed as a swppp report would be required from the DEC. The Board would like to see a lighting plan, drive way cross sections, more detail on the paved area, grading plan and stormwater run-off plan.

IV. Discussion:

The Board may want to look at section 135-68 Commercial storage buildings and mini-warehouses item C. in the future for rewording.

V. Minutes from November 1, 2018

Lester made a motion and Pellett seconded the motion to approve the minutes of November 1, 2018

All board members present voted Aye, with the exception of Rogers who was not present during the vote.

Vote was carried.

VI. Meeting Adjourned

Fink made a motion and Pellett seconded the motion to close the meeting at 8:40 pm.

All Board members present voted Aye, Vote was carried unanimously.

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary