

**Planning Board Minutes
July 18, 2019**

Planning Board Members Present: Fred Fink, Julie Pellett, Daniel Compton, Matt Rogers, Fran Overmoyer, Michael Donohoe, Steve Lester, Michael Woodruff.

Others Present: Kimberly Rayburn (Secretary), James Kier (Building & Zoning)

Fink opened the meeting at 7:30 pm

I. TS3-19 1 Lot Subdivision Graves (Owner) Marks Engineering (Agent) Vacant property located on Brace Rd tax map # 54.00-1-20.120 Parent parcel of 28.112 acres, removing 5 acres for a single-family home leaving 23.112 of parent parcel.

Overmoyer pointed out a typo in the farm note of the plat map, Rayburn will let Marks know. Lester asked about the forty (40) ft access easement and if there was a plan for future subdivision in the rear of the property. Rayburn and Kier stated they have not been told of any plans for that. It was suggested that if the property in the rear was to ever be subdivided and they wanted to utilize this drive then the access easement of 40 wide would be 20 foot short. Therefore, it cannot be used as an entrance for future subdivisions. A separate sixty (60) foot access would be required on the road frontage for future subdivision, unless this area changes from 40 to 60.

SEQR Review ~ Woodruff made a motion and Overmoyer seconded the motion to declare SEQR a Type II no further action required

Rogers made a motion and Lester seconded the motion to approve the sketch plan for TS3-19 1 Lot Subdivision Graves (Owner) Marks Engineering (Agent) Vacant property located on Brace Rd tax map # 54.00-1-20.120 Parent parcel of 28.112 acres, removing 5 acres for a single-family home leaving 23.112 of parent parcel.

Whereas:

1. The 40-foot access easement for the driveway will not be able to be used for any future subdivisions of the rear property as 60 feet is required per Town code section 86-29 Lots B. *All lots shall abut on a dedicated street with a minimum fee title parcel width of 60 feet.*

Record of Vote:

Fink Aye Pellett Aye Compton Aye Overmoyer Aye Rogers Aye Lester Aye Donahoe Aye
All Board members present voted Aye, Vote was carried unanimously.

II. Discussion:

1. Speed reduction: Compton provided a rough draft letter to the Town Board, Kier made some adjustments to the letter and the Board was provided a copy. Compton and Woodruff stated that anyone leaving Veterans Park and trying to go East on 5&20 is almost impossible and it creates an unsafe situation. Woodruff still feels the Town Board needs to move forward with trying to obtain a sixty (60) foot access to St Rt 444 to utilize as the entrance/exit for Veterans Park. Lester asked if the traffic data from the State from this year has been obtained, it has not. The Board feels this data would be helpful and they will wait to send the request to the Town Board until they receive it.

2. Signage: Fink handed out verbiage for addition to the sign code. This covers signage in the Commercial and Industrial districts that are serviced by an internal access road. The Board reviewed the document and made a few changes that Rayburn will make to the document.

III. Minutes:

Minutes of June 6, 2019

**Rogers made a motion and Donohoe seconded the motion to approve the minutes 6/6/2019
All board members present voted Aye, Vote was carried unanimously.**

Minutes of June 20, 2019

**Pellett made a motion and Overmoyer seconded the motion to approve the minutes of 6/20/2019
All board members present voted Aye, with the exception of Lester who was not present at the 6/20/2019
meeting. Vote was carried.**

IV. Meeting Adjourned:

**Lester made a motion and Pellett seconded the motion to close the meeting @ 8:20 pm.
All Board members present voted Aye, Vote was carried unanimously.**

Respectfully submitted,

Kimberly Rayburn
Planning & Zoning Board Secretary