

Planning Board – February 19, 2018 2017

Meeting called to order at 7:05PM by Vice Chairman Hoover,

Present: Floyd Hoover, Elaine Thiesmeyer, Daniel Hoover

Excused : Chairman Dave Granzin,

Audience: Charles Leach, Martin Gibson, Samuel Zimmerman, Dwight James-Code Officer

Motion by Elaine 2nd Daniel to approve November minutes, carried.

New business:

Review- Steep Slopes Martin Gibson 2015 Perry Point Rd.

Mr. Gibson would like to install a retaining wall to hold back bank so new drain pipes can be installed to route water flow to the lake to help alleviate a water issue he has on his property. He presented engineering plans of the project.

Yates County Soil & Water has reviewed this project. In an email dated 2/9/18 sent by Colby Petersen to Code Officer, Mr. Petersen wrote he had no further comments or concerns after meeting with Engineer Bill Groves. There was a slight issue on page 3 regarding pipe specs which Mr. Groves then made necessary changes to.

Mr. Petersen recommended a pre-construction meeting between the Contractor and Engineer.

The Steep Slopes Law is to control construction or other land disturbances on or within 50' of a steep slope. This law's intention is to help protect the land and property owner from slope failure and erosion issues.

Mr. Gibson's project is necessary solely to address this issue of water flow causing erosion problems on his property.

Vice Chairman declared the Planning Board as Lead Agency on the SEQR Impact assessment and determination review.

Floyd read the SEQRA short form questions to the members for decision, on each item a negative finding was determined.

Motion by Elaine 2nd Floyd to accept the completed SEQRA and its finding a negative declaration, *that the proposed action will not result in any significant adverse environmental impacts*. Carried by all.

Motion by Floyd 2nd Daniel to approve the project, carried. with the following stipulation:

1. A Preconstruction meeting between Engineer Groves and Contractor.

Lot Line adjustment- Charles Leach 2601 Rte 14 Tax map 64.03-1-14 transfer .60 acres to his other property 2573 Rte 14 64.03-1-4, where his son Matthew resides. Charles presented a new survey map with the lotline adjustments. Code Officer stated this is a lotline adjustment not a subdivision. Motion by Floyd, 2nd Elaine to approve the lot line adjustment of Charles Leach property, carried.

Lot Line adjustment- John & Sandra Tuller owners of Tax Map parcel 39.02-1-2.11, has consented to transfer .152 acres of land to Roxanne Donnelly and Jacob Mashewske parcel #39.02-1-2.12. This additional land area will allow Ms. Donnelly/Mashewske with the original building plans submitted, to construct a pole barn building that will comply with the setback requirements. The application included a new survey map showing the adjusted parcels. Code Officer stated this is a lotline adjustment not a subdivision. Motion by Floyd, 2nd Daniel to approve the lot line adjustment of Tuller to Donnelly/Masheske carried.

Lot Line Adjustment- James & Patricia Hancock, would like to build a small single story home on parcels of land they own west across the road from their present home. He plans on removing 120' x 100' area from TM # 64.36-1-4 and joining it to 64.36-1-1.2 thus creating a parcel 200. X 100'. Code Officer stated this is a lot-line adjustment not a subdivision. Mr. Hancock will bring in survey maps of proposed new parcel for the boards review.

Elaine made motion to agree with these lot line adjustments, 2nd Floyd carried.

Reorganizational meeting tabled to March.

Comp Plan revisions tabled to March

Solar Panel Regulation tabled to March

Zoning Code Revisions tabled to March

There being no further business before the board

Elaine made a motion to adjourn 2nd Floyd carried at 7:45PM

Respectfully submitted,