

**Public Hearing and Meeting** called to order and opened at 7:02M by Chairman George Dowse was held in the Town meeting room at 56 Geneva St, Dresden NY.

**Present:** George Dowse, Robert Miller, Michael Warner

Excused: Ellen Campbell, Floyd Hoover

**Others Present:** Dwight James CEO, Gary McIntee, Fiona Gibson, Vanessa Goff, Brian Hemminger, Dan Schlegal

Chairman led the Pledge of Allegiance.

**New Business:**

**Sub Division SD 24-1** Rachel Krajewski property on Downey Road TM 64.02-1-1.123, is applying to sub divide a 1 acre lot from the 12 acre parcel for development into single family housing. In 2022 the original lot was sub divided into 3 lots. As this application would be the 4<sup>th</sup> lot division this is still classified as a minor sub division.

Brian Hemminger surveyor for Marks Engineering Firm appeared on Ms. Krajewski behalf to present application. This project will be for the 4<sup>th</sup> treehouse on its own lot. The plans are to develop septic and buildings on this new lot.

Dan Schlegal, a neighbor asked if the expansion of this property will take away the character of the neighborhood. Rental property visitors can show little regard for the surrounding neighborhood. He inquired if the access to the lakefront is a public roadway.

Brief discussion on roadway access. Mr. Hemminger stated the access roadway is an 8' path intended for 4 wheelers, golf carts only.

Access to the 4 lots is on a private roadway. Every lot lake fronts a steep cliff, therefore only one private access road to the lake and lots. If the lots were sold off, each lot would have a roadway easement created for it.

While reviewing the plans it was noted there is no emergency turn around listed on the private road.

Bob asked what is the water source, may be well. A structure is planned to be built for storage and well.

Question on parking, each lot has 4 parking spaces.

There being no further questions George closed the public hearing at 7:50

Moved into regular meeting 7:52PM

**Lotline Adjustment:** Fiona Gibson 2057 Perry Point Rd has applied for a lotline adjustment between her two parcels. Part of the driveway and retaining wall for 2015 Perry Point Rd is on 2057 Perry Point Rd.YM # 052.57-1-4

She would like the minor lotline adjustment so the driveway and retaining wall are all on 2015 Perry Point Rd parcel TH #052.57-1-3.11.

Code Officer had no objections of this lot line adjustment request.

Motion by Mike 2<sup>nd</sup> Bob, to approve the lot line adjustment on Mrs. Gibsons parcels at 2015 and 2057 Perry Point Rd, carried by all.

### **Sub Division SD 24-1 SEQRA**

George introduced the short form SEQR for the sub division application 24-01 of Rachel Krajewski, property on Downey Rd. Tax Map # 064.02-1-1.123 and declared the Torrey Planning Board act as lead agency in this SERQ. George read each question aloud for members decision. Following he asked members of their declaration of this SEQRA.

Motion by Bob 2<sup>nd</sup> Mike 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 Bob 2<sup>nd</sup> Mike to approve the **Sub Division SD 24-1** Rachel Krajewski property on Downey Road TM 64.02-1-1.123, is applying to sub divide a 1 acre lot from the 12 acre parcel for development into single family housing. In 2022 the original lot was sub divided into 3 lots. As this application would be the 4<sup>th</sup> lot division this is still classified as a minor sub division. With one stipulation-

1. The emergency access road must be shown on site map along with the access easements to each lot.

By roll call vote: George Aye, Bob Aye, Mike Aye (3 Ayes 0 Mays)

No further business, Motion by George 2<sup>nd</sup> Mike to adjourn, carried at 8:32PM  
Respectfully submitted,

Betty M. Daggett- Sec.