

Present at Meeting: Chairperson William McGhie
Dan Freebern
William Siegle
Mike Raymond
Joe Turcotte

Also Present: Bob Olson, Attorney Rob Simon

AGENDA ITEMS: File 2018-02 Subdivision Tax Map # 54.3-1-2 and Tax Map # 54.-1-58

Pledge

Review of Minutes: Chairperson Bill McGhie stated that there were not enough members present from the last meeting so the minutes will be reviewed at the November 14, 2018 Planning Board meeting.

NEW BUSINESS: File 2018-02 SD
Tax Map # 54.3-1-2 and Tax Map 54.-1-58
Walter John McCullough Family Trust and Karen Sue McCullough Trust
Valentine Pond Road

Requesting a 2 lot Subdivision to combine and reconfigure two lots creating two lots side by side.

Rob Simon who represents the McCullough family stated they own two adjoining lots on Valentine Pond and want to divide the property down the middle for their two children. They received ZBA approval for variances for road frontage for both lots. These lots are about a total of 28 acres. They are located in 3 zones, R1A 3.2 acre, R2 residential-3.2 acre and LC 10 acre zone with more than enough shoreline and density. They have engineered plans for a house, well and septic. The WJM Trust owns one parcel on one side of Valentine Pond Road. The KSM Trust and the WJM family trust jointly own a 27 acre parcel that straddles both sides of the road. They are going to put these two parcels together and split them down the middle ending up with two lots, one with 13.97 acres and one with 14.09 acres.

Chairperson Bill McGhie asked Rob Simon if they are planning on cutting a lot of trees down.

Rob Simon stated that they will put the houses on the pond side of Valentine Pond Road and there are limitations on cutting within the shoreline setback.

Chairperson Bill McGhie asked about the location of the driveway on the site plan.

Rob Simon stated that the driveway is placed where it could be placed.

Chairperson Bill McGhie stated that he was looking at the well position on the site plan and wanted to know if this is where it will be placed.

Rob Simon stated that it is placed where the well could be placed.

Mike Raymond asked Rob Simon if they plan to split both of these lots to be contiguous.

Rob Simon stated one lot is a 1 acre lot that will be combined with the other lot and split down the middle to create 2 separate lots. Rob Simon showed Mike Raymond the map and how the parcels will be split for the Subdivision.

The Board members reviewed the plans for placement of the proposed well, septic, house and driveway.

Chairperson Bill McGhie asked if there were any further questions or comments.

Being no further questions Dan Freebern made a motion to close the Public Hearing. Second by Bill Siegle. **ALL AYES.**

UNFINISHED BUSINESS: **File 2018-02 SD**
 Tax Map # 54.3-1-2 and Tax Map 54.-1-58
 Walter John McCullough Family Trust and Karen Sue McCullough Trust
 Valentine Pond Road

Requesting a 2 lot Subdivision to combine and reconfigure two lots creating two lots side by side.

A SEQRA review was conducted and Mike Raymond made a motion to adopt a negative declaration. Second by Dan Freebern. **ALL AYES.**

The Board members discussed the proposed Subdivision and determined that it will not affect the traffic in the area and will have safe access from the Public Road for emergencies and pedestrians. The lots are buildable. There is compatibility of the layout and environmental features for the neighborhood.

Being no further questions or comments Mike Raymond made a motion to approve the Subdivision for **File # 2018-02 SD.** Second by Bill Siegle. **ALL AYES.**

REMINDER: None

CORRESPONDENCE: Schedule for Planning Board meetings for 2019 distributed to the Board members.

PUBLIC COMMENTS: None

BOARD MEMBER COMMENTS: The Board members and Town Board member Bob Olson had a very lengthy discussion regarding the actions on Travel Trailers in the Zoning Law. It was determined that Mike Raymond and Bill Siegle would like to attend the Town Board meeting on Thursday, October 18, 2018 to discuss the Travel Trailer situation in the Town.

Being no further correspondence or comments Bill Siegle made a motion to adjourn the meeting. Second by Dan Freebern. **ALL AYES.**

Meeting adjourned: 7:40 pm

Next Meeting: November 14, 2018

Respectfully Submitted,
Terri Katsch, Secretary