

Town of Erwin Planning Board Meeting  
June 3, 2013  
7 PM Erwin Town Hall

**Present:** Chairman Wayne Kennedy, Doug Cole, John Gargano, Patricia Thiel, Ted Metarko, James McCarthy

**Absent:** Matt Maslyn, Doug Porter, Joe Banach

**Guests:** Mr. and Mrs. Robert Morse, Fred Ahrens, Rita McCarthy

Chairman Wayne Kennedy opened the Meeting at 7:00 PM

Planning Board members introduced themselves.

In accordance with the Planning Board's established procedure, the Board will hear all matters up until 9 PM. Any matters not initiated by that time will be held over to the next regular meeting. As in the usual practice, the Board's consultants have met with the applicants prior to this meeting and have gone over the applications to ensure that they are as complete as possible and to point out any errors or omissions that can delay approval.

**MOTION TO APPROVE THE MINUTES OF THE MAY 6, 2013 MEETING.**

**MOTION BY: TED METARKO**

**SECONDED BY: JOHN GARGANO**

**DISPOSITION: 6-0**

**1. APPLICATION FOR A TWO-LOT SUBDIVISION FROM WILLIAM L. THOMAS AT 578-580 W WATER STREET AND VICTORY HIGHWAY. WITH PUBLIC HEARING.**

**POINTS TO CONSIDER:**

The application was represented by Mr. and Mrs. Morse, and attorney Fred Ahrens.

The applicant seeks to split the former K of C building facing West Water Street off from the remaining land accessed from Route 415, thereby creating one 2.48 acre lot and one 2.68 acre lot.

The property is located in a B-3 Neighborhood Services District.

Although the property is located off State Route 415, there is no work proposed in the NYSDOT Right of Way. Therefore, no NYSDOT highway work permit is required and NYSDOT is not an involved agency.

The applicant stated that the lower portion of Lot B is mostly floodplain and unusable. The applicant stated that he will clean up the property.

The Purchase and Sale Agreement is on file as accepted by property owner William Thomas.

<b>Criteria:</b>	<b>Required:</b>	<b>Proposed:</b>
Lot size	10,000 sf	2.48 ac, 2.68 ac
Setbacks		
Rear	10 ft	180 ft

The Planning Board declared the application to be complete.

The Planning Board reviewed the EAF.

**THE PLANNING BOARD CLASSIFIES THIS AS AN UNLISTED ACTION SINCE IT IS A NON-RESIDENTIAL DEVELOPMENT OF LESS THAN 10 ACRES, DECLARES ITSELF LEAD AGENCY AND MAKES A NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE.**

**MOTION BY: JOHN GARGANO**

**SECONDED BY: PATRICIA THIEL**

**DISPOSITION: 6-0**

The Chairman opened the public hearing at 7:15 PM.

No one from the public wishing to be heard, the Chairman closed the public hearing at 7:16 PM.

**UPON HEARING NO APPLICABLE ADVERSE COMMENT FROM THE PUBLIC, THE PLANNING BOARD APPROVES THE SUBDIVISION.**

**MOTION BY: TED METARKO**

**SECONDED BY: JAMES MC CARTHY**

**DISPOSITION: 6-0**

The applicant is advised that the approval expires if the plat is not filed with the County Clerk within 62 days of signature.

## **2. CONCEPT PLAN FROM MATT DANN FOR A 57 LOT SUBDIVISION OFF WOODCREST DRIVE.**

### **POINTS TO CONSIDER:**

The application was represented by Karl Schwesinger, Fagan Engineer, and Matt Dann, property owner.

The applicant seeks to establish a traditional subdivision in an R12.5 district consisting of 28 lots on a loop road extension of Woodcrest Drive. The road would be built from each end until the section reached 1000 lf. Then the 3<sup>rd</sup> phase would connect the two sections.

The property is located in an R-12.5 Residential District.

Since the project will require extension of municipal water and sewer utilities, and subdivision of more than 5 residential lots of less than 2 acres, NYSDOH and NYSDEC are involved agencies under SEQR.

Prior to Phase I, applicant seeks to establish one, single family home on the south side of the proposed new road. Utilities for this single family home must connect to the municipal water/sewer utility extensions for the proposed road extension.

Applicant acknowledges no Certificate of Occupancy will be issued until Phase I utilities are complete and applicant pays the fee to be included in the Upper Beartown Water District Extension.

There will be an extension off the dedicated loop road to provide an emergency connection to Dannfield Drive. This extension will be built to Town of Erwin private road standards and will be protected by a crash gate at both the loop road and the Dannfield Drive intersections.

The drainage will be split into two ponds so that not all the drainage goes to Woodcrest.

Applicant is proposing a recreational area inside the area created by the homes in the loop. Access to the recreational area needs to be established.

A note will be required to be added to the plat and to the plats for each individual lot regarding proximity to the Field and Stream Club.

The project is the Viewshed Overlay District, and must comply with those regulations as well as §130-92 Aesthetics Mitigation Strategy.

The applicant, Matt Dann, plans on building the houses himself. Some will be ranch homes with a walk-out basement. The applicant is seeking a \$300,000 price point, based on square footage. Generally, the homes would be 2,000 sq ft.

The present submittal is a Concept Plan only and does not constitute a formal application.

**RESOLUTION TO ADJOURN THE MEETING at 7:50 PM.**

**MOTION BY: PATRICIA THIEL**

**SECONDED BY: JOHN GARGANO**

**DISPOSITION: 6-0**

Submitted by:

Rita Y. McCarthy  
Acting Planning Board Secretary