

TOWN OF ERWIN PLANNING BOARD MEETING

MONDAY, DECEMBER 4, 2017

7 P.M. ERWIN TOWN HALL

310 TOWN CENTER ROAD

Present: John Gargano, James McCarthy, Wayne Kennedy, Patricia Thiel, Brian Harpster,
Ted Metarko, Doug Porter, Matt Maslyn

Absent: Joseph Reilly

Guests: Ben Vetter, Frank Curreri, Rita McCarthy, Barb Lucas

CHAIRMAN JOHN GARGANO OPENS THE MEETING AT 7:00 PM.

In accordance with the Planning Board's established procedure, the Board will hear all matters up until 9 PM. Any matters not completed by that time will be held over to the next regular meeting. As is 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 NOVEMBER 6, 2017 MEETING.**MOTION BY: WAYNE KENNEDY****SECONDED BY: TED METARKO****DISPOSITION: 7 - 0**
1. APPLICATION FROM VETTER REVOCABLE TRUST FOR A TWO LOT SUBDIVISION AND RESUBDIVISION AT 687 and 735 ADDISON RD.
POINTS TO CONSIDER:

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

The applicant seeks to subdivide a 4.9 acre parcel from remaining 34 acres he owns in that location.

The applicant will be bringing in revised paperwork for the December meeting. At Pre-Planning, he decided that he did not want to combine the remaining acres with the parcel owned by B & W Towing. Therefore, he will provide a right of way access easement for the remaining 34 acres at the west edge of the 4.9 acre parcel.

Also, the 34 acres of remainder lands consist of two parcels: tax map parcel no. 316.00-01-035.211, 687 Addison Rd, 6.41 acres; and tax map parcel no. 334.00-01-025.121, 735 Addison Rd, 31.8 acres. The applicant wishes to combine these two parcels so as to create the remainder parcel of 34 acres.

<u>Criteria:</u>	<u>Required:</u>	<u>Proposed:</u>
Lot size	10,000 sq. ft.	4.9, 34 acres
Lot width	50'	1,000±, 250±

- Revised SEQR is required with revised action description
- Revised, signed and stamped, subdivision plat is required to delineate the subdivision of the 4.9 acres, the access easement, and the combination of the remaining lands creating a single remainder lot

Because the parcel is on State Route 417, the DOT is an Involved Agency. Because the parcel borders the DEC owned levee, the DEC is an Interested party.

The application was presented by Ben Vetter. He explained that he proposes 3 actions. First he would like to combine 6.41 acres at 687 Addison Road with 31.8 acres at 735 Addison Road to form Parcel 1. Second, he would separate 6.1 acres, the cornfield, from Parcel 1 to create Parcel 2. Third, he would establish a 20' right-of-way from Route 417 to the toe of the dyke at the north end of the corn field. He explained that the NYSDEC owns a hard packed road along the south side of Parcel 2 and would allow access to Parcel 2 by permit. Mr. Vetter has contacted the NYSDEC and they have indicated no problem with the proposal. The Town of Erwin however, requires a permanent right-of way to provide access to Parcel 1 in order to prevent a flag lot in the event that a permit cannot be obtained. He noted that Hunt engineering is currently working on the maps which will be available by the January 3rd meeting.

Town Manager Rita McCarthy noted that the NYSDOT is an involved agency and the NYSDEC is an interested agency.

THE PLANNING BOARD DECLARES THE APPLICATION TO BE INCOMPLETE.

BASED ON THE EAF, THE PLANNING BOARD CLASSIFIES THIS AS AN UNLISTED ACTION BECAUSE IT IS A NONRESIDENTIAL DEVELOPMENT DISTURBING LESS THAN TEN ACRES, AND DECLARES ITS INTENT TO BECOME LEAD AGENCY.

MOTION BY: PATRICIA THIEL

SECONDED BY: DOUG PORTER

DISPOSITION: 7 - 0

RESOLUTION TO ADJOURN THE MEETING AT 7:25 PM.

MOTION BY: BRIAN HARPSTER

SECONDED BY: TED METARKO

DISPOSITION: 7 – 0

ANNOUNCEMENT

PLANNING BOARD MEMBER TED METARKO ANNOUNCED HIS RETIREMENT FROM THE PLANNING BOARD AFTER 35 YEARS SERVING SINCE AUGUST 10, 1982.

THE PLANNING BOARD ACKNOWLEDGES AND THANKS TED METARKO FOR HIS DEDICATED SERVICE AND OUTSTANDING CONTRIBUTION TO THE TOWN OF ERWIN.