



**Present:** Ray Herrmann, Planning Board Chairman  
Jerry Grant, Planning Board Member  
Matthew Murnane, Planning Board Member  
Trina Porte, Planning Board Member  
Mark Sheline, Planning Board Member  
Craig Trombley, Planning Board Member

**Absent:** Jim Dixon, Planning Board Member

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### I. Minutes Approval

A motion was made by Trina Porte, seconded by Matthew Murane to approve the following sets of minutes: 06.17.09, 07.15.09, 09.16.09, 10.21.09 (as amended). The motion carried upon the following vote:

Chairman Herrmann	Aye
Jerry Grant	Aye
Matthew Murnane	Aye
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Aye
Jim Dixon	Absent

### II. PUBLIC HEARING:

#### **Conrad and Donna Coon [TM# 8.-2-16.111]**

Agent: Robert J. Ihlenburg, Land Surveyor

Final Plat Review of a request for a 2 lot minor subdivision located on County Route 9 and Adams Crossing Road

Several members of the public were present but offered no comments. A few stated that their attendance was for gathering of information.

Mr. Ihlenburg explained that the property owner is currently proposing to subdivide the Farmhouse with five acres. The remaining lands may be subdivided eventually but there is no way of determining at this point when that will happen.

Ms. Wellspeak asked if Mr. Coons, the property owner, would be willing to sell portions of the land to abutting property owners. Mr. Ihlenburg stated that it would be best for any interested parties to contact Mr. Coons directly.

The public hearing was closed by unanimous consensus at 7:40 pm.

### III. Regular Meeting

**A. SUBDIVISION REVIEW:**

**Conrad and Donna Coon [TM# 8.-2-16.111]**

Agent: Robert J. Ihlenburg, Land Surveyor

Final Plat Review of a request for a 2 lot minor subdivision located on County Route 9 and Adams Crossing Road

Chairman Herrmann commented that the requested changes to the map have been made.

Upon Short Form SEQR review, Trina Porte inquired whether the answer to question C5 should be "yes" since Mr. Ihlenburg made known that a future subdivision could occur [Ques C5: *Growth, subsequent development, or related activities likely to be induced by the proposed action?*]. Matthew Murnane stated that he feels the answer is "no", because we are dealing with the issue at hand. Craig Trombley, Mark Sheline and Jerry Grant agreed with Matthew Murnane.

Craig Trombley stated that this project is an unlisted action and will not have a significant impact on the environment and offered a motion to issue a Negative Declaration. Mark Sheline seconded the motion which carried on the following vote:

Chairman Herrmann	Aye
Jerry Grant	Aye
Matthew Murnane	Aye
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Aye
Jim Dixon	Absent

A motion was made by Matthew Murnane, seconded by Jerry Grant to accept this revised map received on 11.18.09 entitled SUBDIVISION PLAN FOR: CONRAD D. COON AND DONNA L COON,[ map date: June 16, 2009, map no.09-016, rec'd date: 11.18.09] as the final approved plat. The motion carried on the following vote:

Chairman Herrmann	Aye
Jerry Grant	Aye
Matthew Murnane	Aye
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Aye
Jim Dixon	Absent

**B. ZBA REFERRAL FOR RECOMMENDATION:**

**Case No: ZBA-2009-045 – Mark Condron Preliminary Review of Application**

Referred for Planning Board Recommendation: Request for an Area Variance to place a 16x24 shed to house an outdoor woodstove 15 feet from the property line. The woodstove is to heat both houses on either side of the woodstove. The property owner owns both properties involved.

Trina Porte offered a motion to recommend that the ZBA grant approval of this request for an area variance. Her motion was based on the following findings: the proposed location of the shed for the wood boiler is the ideal location to heat both homes, the applicant is proposing to use shrubbery as screening which is in keeping with the neighborhood aesthetics, this is a

conventional outdoor wood boiler, there is enough ventilation and it is heat proof. Craig Trombley seconded the motion. The motion carried on the following vote:

Chairman Herrmann	Aye
Jerry Grant	Aye
Matthew Murnane	Aye
Trina Porte	Aye
Mark Sheline	Aye
Craig Trombley	Aye
Jim Dixon	Absent

#### **IV. New Business**

##### **Review/Edits of the New Subdivision Applications:**

##### **Calculating the number of lots for 'look back / parcel history' purposes**

The Board agreed that the original lot in any subdivision should be counted as one lot. For example, if someone subdivides their property into 3 lots, all 3 lots will be factored into the calculation, including the lands that are being retained.

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The term SWPPP should be spelled out (Stormwater Pollution Prevention Plan)

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Discussions ensued regarding when to require a survey on the entire tract and when to require a survey on only the portion of land being subdivided. It was suggested that maybe using a percentage method may be best. For example, if the proposed action encompassed X percent of the entire tract the Board would expect to see the entire tract surveyed. However, it was also suggested to use an Acreage method. For example, if the remaining lands are 25 Acres or less the Board would expect that the entire tract be surveyed. Further discussion required.

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Minor typo noted (SWPP should be SWPPP). Also it should be noted under "parcel history reports" that a lot line adjustment will not count as a lot in terms of calculating for 'look backs' as a line adjustment does not create a new lot.

The clerk is to make the above edits and resubmit to the planning Board. The revised draft should also be sent around to a few surveyors to obtain their input as well.

By general consensus the meeting adjourned at 9:33 pm.

Respectfully submitted,

Cissy Hernandez  
Planning/Zoning Clerk