

Mr. Schultz stated that the town engineer's comments address the entire site plan, not just looking at the 3 lots that he is asking approval for. He also stated that he has not

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Hill Property Subdivision continued:

prepared the full blown SWPPP because they are only asking for approval of the first 3 lots.

A discussion was held on the documented wetlands on the property. Mr. Schultz stated that his firm hired a wetland biologist to map out the wetlands. The biologist visited the site. After the site visit the biologist sent a letter, dated July 1, 2015, stating that the wetland was incorrectly mapped and was not a wetland and the wetland on lot 5 will not be affected by any construction.

A discussion as how the water district will be formed.

Chairman Ferguson asked if the agricultural note was on the plans. Mr. Schultz stated it was.

Chairman Ferguson asked if the 100 year flood plain was marked on the plans. Mr. Schultz stated it was.

Chairman Ferguson asked if the pond on lot 1 will be built with the construction of the home. Mr. Schultz stated it would.

A discussion was had in regard to the phasing of the lots and the voting by owners of lot 1, 2 & 3 cannot oppose the creating of the water district and must vote in favor of the creation of the water district.

Chairman Ferguson opened the public hearing.

Public Comments: None

Chairman Ferguson closed the public hearing.

The Board then reviewed SEQR for this site:

Using information from Part 1, the Planning Board answered questions 1 through 11 on Part 2. The Board determined that this proposed site is listed as an unlisted action under the SEQR requirements.

Using the Part 2 tools, the Planning Board determined that there would be no impact to the environmental resources evaluated in Questions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11. These were all checked as "no or small impact may occur" on Part 2.

As a result of the project design the Planning Board has determined that significant adverse impacts are unlikely to occur and will not require preparation of an environmental impact statement.

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Hill Property Subdivision continued:

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Conservation Board:

After their review the Conservation Board recommended that the Planning Board grant a negative declaration for this application.

Mike Reinschmidt made the following motion; that after reviewing the project under the standards set out by Section 617 of the New York State Environmental Quality Review I make a motion to classify this application as an UNLISTED action under SEQR. Bob Pelkey seconded the motion. Motion carried unanimously 4-0 (Steve Aprilano absent).

Mike Reinschmidt made the following motion; Upon completion of part II of the Short Environmental Assessment Form as set out by 6 NYCRR Part 617, State Environmental Quality Review, the Board has determined that this project will not result in any significant adverse environmental impacts and make a motion to grant a negative declaration for this project. Steve Aprilano seconded the motion. Bob Pelkey seconded the motion. Motion carried unanimously 4-0 (Steve Aprilano absent).

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to grant preliminary approval for lots 1, 2 & 3 of this subdivision with the caveat that the owners of lots 1, 2 & 3 cannot oppose the creation of the water district and must vote for the creation, and is also based upon the engineer phasing the future lots and the balance of the lots in this subdivision be included in the proposed water district. Motion carried unanimously 4-0 (Steve Aprilano absent).

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There being no further business, a motion was made by Bob Pelkey and seconded by Mark Acker to end the meeting at 7:30 pm.

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,
Recording Secretary