

Mr. Schultz stated that it is a "moving target" as to when the improvements are done, that his office is out there taking "shots" to show what is going on and anytime there are some significant changes, they will be sending new plans to the Town Engineer.

Jack Barton stated that the building department was involved with the renovation of the building but where not involved with the tearing up of the parking lot and moving of the fill to Dean Road. The building department needs to be involved. The owner agreed with Mr. Barton and went on to explain that after he spent a significant amount of money on the buildings we had a large rain event and the water was flowing through the buildings, which put a large "scare" into him. The owner explained to the Board that as soon as Jack spoke with him in regards too not having approval for the site wroth that he was doing he got Mr. Schultz involved. That the property on Dean Road is still wet but as soon as it dries up he will get over there and finish up grading the fill.

A discussion was held on at what point in the process for approval the applicant left off. No public hearing was held on this application.

Steve Aprilano asked if the Board needed to grant final approval on this project. Mr. Barton stated yes, no final approval was previously granted. Mr. Schultz stated that now that the parking lot is fixed he is working on the specific details and would like to get the drainage calculations off to the Town Engineer. That he is hoping to have final approval by the end of summer.

Steve Aprilano stated that if the engineer is planning to phase the project, the plans will need to be submitted in phases. Mr. Schultz explained how he would like to proceed with the project, he would like to bring the plans for the parking lot to final approval and then submit for the next stage. Jack Barton stated that the Town would need to see a final plan because the Board will not be able to approve a phased plan if they have not seen a final overall plan.

A lengthy discussion followed on the proper process to follow.

The owner explained how he is addressing the issues at the site that if he sees a drainage issue, he fixes it and then has Schultz Associates come out and take "shots" of the improvements that he has done.

Mr. Barton stated that the original plans that the Town Engineer originally saw for this application is significantly different and they would need to be re-reviewed. Discussion was held on the changes on the plans.

Discussion on the required parking spaces for the current building and any possible future buildings.

A discussion was held on the size of the building and of the possible addition in the future. Mr. Schultz stated that they have not changed the foot print of the building or the parking lot they have just done improvements.

A discussion was held on how the Board wanted to proceed with the plans, as it has been six (6) months since the Board has seen the plans. The Board agreed that the plans should be sent out to the referral Boards for their comments, a Public Hearing can be scheduled after the receipt of the comments.

The Board agreed to have the plans sent to the referral agencies for their comments and concerns.

NEW BUSINESS

Winston Place Subdivision 3 Lots 1920 North Union Street

Kris Schultz presented to the Board plans for a three lot subdivision. The plans show the existing home on the front lot with two flag lots to the east. Mr. Schultz stated that they have completed the perc test and that there is a lot of sandy soils on the lots and the lots will be serviced by in-ground septic systems. Mr. Schultz stated that the driveways on the flag lots "mirror" the driveway on the property to the north but it will be built to the requirements to support fire equipment.

A lengthy discussion was held on the depth of lot 1, as the code calls for 175 feet of depth. Mr. Schultz explained to the Board how he came up with the depth.

Mr. Schultz went on to explain that the existing frame shed has historical value and that if it were to be saved it would be in the front yard, as proposed by these plans, and this would cause a code violation. A discussion was held on this.

Tod Ferguson stated that the plans show that the utility crossing crosses over a different property. Mr. Schultz stated that a cross access easement will be placed on the utility crossing. A discussion followed on this.

Michael Reinschmidt questioned the driveway to the north that encroaches onto this property. A discussion followed on this. Mr. Reinschmidt stated that he would like to see this cleaned up now that the owner of this property is proposing to subdivide into three separate parcels. A discussion followed.

Steve Aprilano asked if the rear property line of lot 1 was calculated using the "average" or was it out per the code. Mr. Schultz stated that he would supply the Board with his calculations.

Acting Chairman Tod Ferguson stated that he felt because Mr. Schultz is proposing to set a precedent in regards to the depth of a lot by using "averages" the Board should require that Mr. Schultz submit his calculations to the Board for their review. The rest of the Board agreed unanimously with Acting Chairman Tod Ferguson.

The Board agreed to have the plans sent out to the referral agencies for their comments and concerns but again re-enforced that they are requiring Mr. Schultz to submit his calculations as to how he established the lot lines and the depth of the lots.

MISCELLANEOUS

4704 Ridge Road West & 204 Dean Road Fill Permit
Kris Schultz presented to the Board plans showing where the owner has already filled on this property and where they propose to push the piles of dirt once the property dries out.

Mr. Schultz stated that there was extra material from where the owner had "fixed" the parking lot on Braemar Country Club and because he felt this separate parcel that he owns has some low spots that needed to be raised.

Mr. Schultz stated that the material is on site, erosion control has been placed on site and that once the property dries up the owner plans to grade the piles of dirt and get grass seed down.

Mr. Schultz pointed out that the proposed plans show a "putting green" next to this parcel. Mr. Schultz explained that the owner will be using this area to cut sod from to repair the putting greens on the course. Mr. Schultz also stated that the owner has future plans to expand the pole barn on the property. A discussion followed on this.

A discussion was held on where the fill was proposed to be on the property. Mr. Schultz stated that they will be staying away from creek and no trees will be cut.

Michael Reinschmidt asked how many yards of fill will they be using. Mr. Schultz stated 500 cubic yards and the owner added that there will be no more fill brought in.

Acting Chairman Tod Ferguson asked if the owner intended to have the property seeded by summer. The owner stated that yes, he is just waiting for it to dry out.

A discussion was held on if any more fill will be needed. Mr. Schultz stated that they would not be bringing any more fill.

Jack Barton asked about the ditch/swale to the south which appears to have "blown through" the creek bank. The owner stated that he has moved the ditch/swale to the south, has placed rocks in the swale and that the water draining from the ditch/swale is clear. The owner then described the drainage of the site to the board. A discussion followed on this.

Jack Barton then questioned if the east side drainage had been taken care of. Mr. Barton explained to the Board that there were complaints from the neighboring property owners. Mr. Schultz explained to the Board that they have walked the property with the neighboring property owners, what the issues were and how they are working with the other property owners to cure the problems. Jack Barton stated that there is still an open complaint that needs to be addressed and asked Mr. Schultz to supply a letter to the Town. Mr. Schultz stated that he would.

Bob Pelkey asked how long the fill was being brought in before the Town stopped the work. Mr. Schultz stated approximately 3 and half days.

A discussion was held on the proposed fill.

A motion was made by Bob Pelkey and seconded by Michael Reinschmidt to grant a 90 day fill permit with the following restriction; the fill is limited to the 500 cubic yards that are already on the property. Motion carried unanimously 4-0 (Ed Fuierer absent).

There being a quorum present from the April 5, 2012, meeting, a motion was made by Bob Pelkey and seconded by Mike Reinschmidt to accept the minutes as presented. Motion carried unanimously 3-0 (Steve Aprilano absent from 4/5/2012 meeting and Ed Fuierer absent from tonight's meeting).

There not being a quorum present from the 4/16/2012 meeting, Bob Pelkey and Tod Ferguson gave their verbal approval.

Jack Barton reviewed with the Board:

1. The Town Board accepted Ed Fuierer resignation.
2. The second draft of the proposed changes to the Town Code have been emailed to the members and Mr. Barton asked that the members review the changes.
3. Reviewed with the Board the status of some of the applications.

There being no further business, a motion was made by Steve Aprilano, seconded by Bob Pelkey to end the meeting at 8:25 pm. Motion carried unanimously 4-0 (Ed Fuierer absent).

Respectfully submitted,

Maureen L. Werner
Recording Secretary