

4685 Ridge Road West Continued:

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to grant final approval for this site plan. Motion carried unanimously 5-0.

NEW BUSINESS

151 Ferguson Drive

Conceptual Site Plan

Richard Maier stated that the owner of this property has approached in regards of what needs to be done in order to move this house back 10 feet. Presently the home does not meet the setback required by the Zoning Laws. Mr. Maier stated that if the owner can move the home back 10 feet the home will then meet the current zoning set back requirements. Mr. Maier stated that the owner of this property also owns the property to the south.

Steve Aprilano stated that he knows this property; he was at the site to quote putting in a new septic. The property is low and wet.

A discussion was held on what direction the Board would like to go with this proposed plan. The Board agreed that they would need to see some type of plan showing the elevations, as when the owner went to Zoning Board of Appeal for an application, the Board was concerned with elevations.

A discussion was held on whether the home is just being moved back 10 feet or will the owner be constructing a new home. Mr. Maier said that it will basically be a new house on the lot. Chairman Ferguson asked if the new home is proposed to have the same number of bedrooms. Mr. Maier said yes.

A small discussion was held on what was required for the home on Peck Road that situation was almost the same as this application. Mr. Barton stated that a building permit was issued to re-construct the house on the same area as the original home and was not moved.

Mark Acker asked what the reasoning was for moving the home back. Mr. Maier stated that it is so the house can conform with present zoning.

Mr. Maier stated that the owner is planning on using the present septic system. The Health Department will have to approve of the septic. A discussion was held on the existing septic.

A discussion was held on what the Town will need to see. Mr. Maier asked if architectural plans would be enough.

151 Ferguson Drive Continued:

The Board stated that they will need to see plans that show the following:

1. Foot print of the new home on the lot
2. Grades and elevations
3. How the new home will relate to the septic system
4. Erosion control for the site
5. Elevations of inlet pipe into septic tank

A motion was made by Steve Aprilano and seconded by Bob Pelkey to approve the October 3, 2013 meeting minutes with the following correction: paragraph 2 on page four should read - there would [be]. Motion carried unanimously 4-0 (Mike Reinschmidt absent from 10/3/2013 meeting).

Jack Barton passed out a copy of a letter to Chairman Ferguson in regards to Walnut Grove Estate Site plan, dated 10/21/2013.

After a discussion on the letter, Chairman Ferguson stated he would also like to see a report on what trees are healthy.

Mr. Barton passed out copies of the revised Development Regulations that were approved 10/1/2013 by the Town Board. A discussion followed on how the building department will get the information to developers. Mr. Barton stated that the regulations are posted on the Town=s website.

Mr. Barton reviewed the agenda for the next meeting.

A discussion was held on the RGE site on Manitou Road and the status of same.

A discussion was held in regards to the invitation to participate in the Flood Plain Committee.

Mr. Barton passed out some mail to the Board members.

There being no further business, a motion was made by Mike Reinschmidt and seconded by Mark Acker to end the meeting at 7:36 pm. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner,
Recording Secretary