

Wilder Estates Continued:

Chairman Ferguson opened the public hearing:

Tom Buss – 3 Brianna Lane:

Questioned the existing pond and if it would be able to handle additional runoff from this section, stating that it was his understanding that the pond was part of wild life refuge and was protected.

Mr. Schultz explained that the pond was designed and constructed to service the entire build out of entire subdivision.

Mr. Buss then stated that there is a pipe from the pond that the Town recently came and cleaned out and was wondering if the pond had filled with sediment.

Mr. Schultz stated that the town has an easement over the pond to go in and clean out any debris that may stop the flow of drainage from the pond.

Mr. Buss questioned if there was a buffer zone around the pond.

Mr. Schultz explained that there was and then explained what the buffer zone limits were.

Dennis Scibetta again reviewed what happened when rain events happen and how SWPPP reports are generated.

Chairman Ferguson closed the public hearing.

Board Comments:

Bob Pelkey asked about the existing drainage for the subdivision and how this new section will impact the drainage.

Mr. Schultz explained how the proposed drainage for this site will work and that it is designed to end up in the established pond located on the north side of the subdivision.

Steve Aprilano asked about the new developer and if his proposed homes will be of the same style and quality of the existing homes.

Mr. Schultz stated they will be and he understands that the new developer has a good reputation for building quality homes. That it was a tough business to be in these days and that if a builder does not build a quality home he will be out of business quickly.

Mr. Pelkey asked what the section number was for this section.

Mr. Schultz stated seven (7).

Chairman Ferguson reviewed with the audience that the Town has a minimum square footage requirements for homes within each zoned districts.

Wilder Estates Continued:

Chairman Ferguson stated that SEQR was reviewed and determined when the overall plans were granted preliminary approval.

A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to grant preliminary approval for Section 7 of this subdivision. Motion carried unanimously. (5-0)

36 Draffin RoadProperty Split2 Lots

Chairman Ferguson read the legal notice.

Kris Schultz presented to the Board proposed plans showing the property located at 36 Draffin Road being split into two properties. One property would be 3.601± acres and the other being 37.774± acres.

Mr. Schultz stated that the owner has no plans to sell the property that is asking for the division for insurance purposes. He needs to have his commercial use building on a separate property then his home.

Mr. Schultz stated that the following regarding the plans:

1. That in order to divide property as proposed the owner needed to receive four (4) variances from the Zoning Board of Appeals. That he has already made application to the Zoning Board of Appeals and has been granted the required variances. Mr. Schultz pointed to where he has them listed on the plans.
2. That there is already in place septic systems for both home and commercial use building.
3. That the existing home has its own water tap.

Chairman Ferguson stated that there were some concerns with the utility access for the buildings. Mr. Schultz stated that he spent a lot of time figuring out where the utilities are currently located and has put the utilities for both buildings on the map and will be preparing an easement from Lot 1 to Lot 2 for utilities.

Chairman Ferguson opened the public hearing.

No comments.

Chairman Ferguson closed the public hearing.

Chairman Ferguson stated that the Zoning Board of Appeals had already determined SEQR on this action.

Mike Reinschmidt questioned if the properties will now have different addresses. Mr. Schultz stated that they already have separate address due to the commercial use of the building.

Mr. Schultz then requested that the Board grant Final approval as well as preliminary approval. As he has made all the revisions to the plan requested by the Town Engineer and that he has submitted the plan and is just waiting for the Town Engineer to sign the plans.

After a discussion in regards to granting preliminary and final approval at the same meeting the Board agreed that because this application was for splitting of a property, that the plans have been reviewed by the Zoning Board of Appeals (having been granted variances and SEQR) and all the concerns had been addressed by the engineer they would entertain granting both preliminary and final approval for this application. It was noted that this is an exception to the Board requirement that all signatures need to be present on the plan before the Board will entertain final approval and the Board *was not setting a precedent* by entertaining or granting both preliminary and final approval at the same meeting.

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to grant preliminary approval for this application. Motion carried unanimously. (5-0)

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

CONTINUING BUSINESS

Greenwell Farms Subdivision
No one present.

600 Curtis Road

NEW BUSINESS

1560 Hilton Parma Corners Road

1 Lot

Site Plan

Richard Maier presented to the Board conceptual plans for this one lot site plan.

Mr. Maier stated that:

1. He has added a bubble to the driveway.
2. That the nearest hydrant is 300 feet to the south.
3. Perc test were done on the property and the home was placed in accordance with the best perc times.

Chairman Ferguson discussed with Mr. Maier what is required before the plans can be granted conceptual and sent out to referral agencies.

Chairman Ferguson asked if the plans will require fill to be brought in. Mr. Maier stated that some fill will be needed. Chairman Ferguson stated that the Town's fill note will need to be added to the plans.

Chairman Ferguson also requested that the following information be placed on the plans:

1. Road cut
2. Proposed septic system layout
3. Names of existing neighbors added to plan
4. Wetlands, even if not near construction
5. Silt fences for erosion control
6. Distance to hydrant, should be to home (additional fire protection will be needed if the home is over 1000 feet from hydrant)

Chairman Ferguson asked if more than an acre will be disturbed.

Mr. Maier stated no more than 7/10ths of an acre.

Braemar County Club Commercial Site Plan 4704 Ridge Road West
Kris Schultz stated that he was here before the Board tonight for informational purposes only.

That the owner of the property is looking at options for future development of this property.

Mr. Schultz reviewed with the Board that this property is zoned residential but under the Town Zoning a golf course is allowed in residential zoning with a special use permit but this property has been a golf course prior to that Zoning going into effect so the property does not currently have a Special Use Permit.

A lengthy discussion was held in regards to the owner getting approval from the Town to allow new car storage on the property during the winter months when the property is not being used. There was an issue last year with storing of new cars on property. A new car dealer from Ridge Road had approached the owner and asked to store his overflow inventory on this site. The property is not zoned for this use.

Mr. Schultz stated that the owner is proposing to put an addition on to the existing building for a party house, place a driving range to the east of the existing course, convert the portion of the building to the east that is currently used as cart storage to an over flow party room and place a cart storage building on the southeast corner of the property near the masonry garage.

The Board discussed the following with Mr. Schultz:

1. Lighting plan
2. Parking plan (expansion to 388 cars)
3. Drainage, existing and future
4. Visual barrier blocking view from surrounding properties

A lengthy discussion was held on why Mr. Schultz was before the Board tonight. Mr. Scibetta presented to the Board what the Zoning Board of Appeals is looking for. That the proposed

plans are an unique way to get approval for the storage of cars during the winter. As a use variance would be the normal avenue to proceed with, but the owner and Engineer would like to bring in plans for the future expansion showing that the parking area would be used during the winter months for storage of new car inventory for dealerships within the Town and that this would be part of the approval of the site plan.

The Board stated that while the plans are overall a positive addition to the Town, the proposal of having cars stored during the winter without knowing the specifics of who, how many and how long is a concern for the Board.

MISCELLANEOUS

70 Burritt Road Property Split

Richard Maier presented to the Board showing the property located at 70 Burritt Road (TA#: 33.03-1-13) being split into two properties. Lot 1 being 15.876 acres of vacant land and Lot 2 being 3.324 acres with an existing home.

Mr. Maier stated that the owner plans to sell Lot 2 but keep Lot 1 for hunting purposes. He does not believe that the owner has any plans to develop Lot 1.

A discussion was held on the fact that the north portion of the property was zoned light industrial.

The Board reviewed the setbacks and size of the property and all conform to the zoning for the property.

After a small discussion a motion was made by Steve Aprilano and seconded by Bob Pelkey to approve the property split for tax account #33.03-1-13 (70 Burritt Road) as shown on the plans presented to the Board at tonight's meeting. Motion carried unanimously. (5-0)

A motion was made by Steve Aprilano and seconded by Mike Reinschmidt to approve the July 21, 2014, meeting minutes with the following correction:

- 1. Change the number on the first page of the minutes to read 1560 Hilton Parma Corner Road.*

Motion carried unanimously 3-0. (Tod Ferguson and Mark Acker absent from 07/21/2014 meeting)

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to approve the July 3, 2014, meeting minutes as presented. Motion carried unanimously. (3-0 Steve Aprilano and Mark Acker absent from 7/3/2014 meeting)

There being no further business, a motion was made by Bob Pelkey and seconded by Mark Acker to end the meeting at 8:46 PM. Motion carried unanimously. (5-0)

Respectfully submitted,

Maureen L. Werner
Recording Secretary