

PLANNING BOARD MEETING MINUTES – FINAL

WEDNESDAY, DECEMBER 3, 2014

MEMBERS PRESENT

Joan Wyant, Chairman
Jeffrey Anagnos
Nathaniel Charny
Kim Godfrey
John Mautone

MEMBERS ABSENT:

Radford West
James Jeffreys

ALSO PRESENT:

Chairman Wyant opened the meeting at 7:00 p.m.

Public Hearings: None

Administrative Items:

- Approval of Minutes: Chairman Wyant motioned that the Planning Board accept the minutes of November 5, 2014 as presented. Mr. Anagnos seconded.

Chairman Wyant	Aye	James Jeffreys	Absent
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Absent
Kim Godfrey	Aye	Motion carried 5-0.	

Applications:

- 1. Coon/Fitzgibbon Lot Line Adjustment** – Jeff Coon was present for a pre-sketch discussion regarding a lot line adjustment between property belonging to Jeff and Cindy Coon, 1646 Route 199, tax grid number 6671-00-007426 and property belonging to Maria Fitzgibbon, 39 South Road, tax grid number 6671-00-042265. Mr. Coon said Ms. Fitzgibbon had appeared before the Zoning Board of Appeals for a variance to put up a fence. As part of that process, she had the property surveyed and the survey showed that the Coons were infringing on the Fitzgibbon parcel with several structures. Mr. Coon said he took the pool down and moved everything in. However, Ms. Fitzgibbon offered to sell the Coons some property to square off their lot but in doing so, the Coons have to give up the easement on their property. The Coons have less than a quarter of an acre. When asked, Mr. Coon said the house is entirely on their property.

The Board didn't see any issues with the lot line adjustment. Mr. Coon will submit an application and map once he has that line surveyed.

- 2. Riccobono Lot Line Adjustment** – Wesley Chase, L.S., was present on behalf of Robert Riccobono for a lot line adjustment of two properties belonging to Mr. Riccobono located on Sawmill Road, tax grid numbers 6471-00-012999 and 6471-00-090924. Mr. Chase said the properties are located on either side of Sawmill. Mr. Riccobono would like to

break off 0.46 acres which would consist of the pond and barn that is located on the east side of Sawmill and attach it to the house parcel consisting of 0.78 acres on the west side of Sawmill. It is an old farmhouse that sits right on the road and Mr. Riccobono would like to keep the house and barn and pond together for aesthetics and they use the barn. They are leaving enough road frontage to allow access to the remaining 13.54 acres on the east side of Sawmill. There is a Central Hudson easement which runs along the property and actually goes through one of the existing sheds.

The Board thought Glenn Butler, Highway Superintendent, should go out and make sure that the access identified on the map to the remaining 13 plus acres meets the sight distance requirements as that would be the only access to the property. The Board also wants to make sure that the 0.46 acres can never be considered a stand-alone building lot so the right notes have to go on the map. The Clerk will pull out the notes that were used in the previous Mancini lot line adjustment application for a similar situation and forward to the Board and Mr. Chase. The Board agreed that a site visit is not required.

Chairman Wyant motioned that the Planning Board declare their intent to be lead agency for this unlisted, uncoordinated action under SEQRA. Mr. Mautone seconded.

Chairman Wyant	Aye	James Jeffreys	Absent
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Absent
Kim Godfrey	Aye	Motion carried 5-0.	

Chairman Wyant motioned that the Planning Board set the date for the public hearing to be held at the January 7, 2015 meeting. Mr. Anagnos seconded.

Chairman Wyant	Aye	James Jeffreys	Absent
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Absent
Kim Godfrey	Aye	Motion carried 5-0.	

Discussion Items: None

Mr. Anagnos motioned to adjourn the meeting at 7:27 p.m. Ms. Godfrey seconded.

Chairman Wyant	Aye	James Jeffreys	Absent
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Absent
Kim Godfrey	Aye	Motion carried 5-0.	

The next meeting will be held on Wednesday, January 7, 2015 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board