

## **Clifton Park Planning Board Meeting Minutes**

**June 25, 2002**

Those present at the June 25, 2002 Planning Board meeting were:

Planning Board: S. Bulger, B. Czub, R. d'Amico, J. Larkin, J. Marzola, J. Russell

Those absent were: K. O'Brien

Those also present were: J. Kemper, Director of Planning, J. Grasso, Clough, Harbour, and Associates, P. Pelagalli, Counsel

Mr. Bulger, Vice-Chairman, called the meeting to order at 7:10p.m.

Public Hearings:

[2002-033] DeCerce, Frank Jr. and Quinmed Realty, Inc. – Proposed transfer of 2,025 SF from Quinmed Realty to Frank DeCerce, Jr., McClane Street – Preliminary public hearing and possible determination.

Mr. Bulger called the public hearing to order at 7:10 p.m. The Secretary read the public notice as published in the Daily Gazette on June 19, 2002.

This application calls for the transfer of 2,025 SF from Quinmed Realty to Frank DeCerce, Jr. according to Scott Jones, attorney for the applicant. Frank DeCerce, Jr. is the record owner of a parcel of land with tax ID number 269.19-1-17 commonly known as 17 Hollister Avenue, Rexford. A recent survey of this residence and parcel revealed that Frank DeCerce Sr. inadvertently constructed a primary residence on parcel 269.19-1-45. The situation involving the incorrect placement of this residence was resolved by Order of Justice Frank B. Williams on April 19, 2002 declaring Frank DeCerce to be the owner of parcel 269.19-1-45 by adverse possession. Mr. DeCerce additionally erected a fence, shed, and well on a portion approximately 20' x 100' of parcel 269.-1-44, believing that these items were constructed within the boundaries of the property owned by him and known as 269.19-1-17. This parcel is located north of parcels 269.19-1-17 and 269.19-1-45. The parcel to be transferred generally corresponds to the location of the fence line on the survey map of the location. The alteration of the boundary of parcels 269.19-1-45 and 269.19-1-17 to include the 20' x 100' parcel is the basis of this application.

Mr. Kemper asked that the descriptions for the land to be deeded to Mr. DeCerce should be submitted to the Planning Department for review. He reported that the Saratoga County Planning Board approved the project on June 20, 2002. Neither Clough, Harbour and Associates nor the ECC had comments on this application.

There being no public comment on this application, Ms. Czub moved, seconded by Mr.

Russell, to close the public hearing at 7:14p.m. The motion was unanimously carried.

Ms. Czub moved, seconded by Mr. d'Amico, to establish the Planning Board as Lead Agency for this application, an unlisted action, and to issue a negative declaration pursuant to SEQRA. The motion was unanimously carried.

Mr. Bulger offered Resolution #17, seconded by Mr. Marzola, to grant preliminary and final subdivision approval, waiving the final hearing, to this application conditioned upon satisfaction of Mr. Kemper's comments. Ayes: Marzola, Russell, Larkin, Czub, d'Amico, Bulger. Noes: None

[2002-032] Rybak, Robert, Mary Hubbard, and Morris and Jennie VanDusen – Proposed transfer of land, Route 146A – Preliminary public hearing and possible determination.

Mr. Bulger called the public hearing to order at 7:16p.m. The Secretary read the public notice as published in the Daily Gazette on June 19, 2002.

Mr. Rybak, applicant, explained that, as a result of a recent survey completed for the Emerson subdivision on lands formerly of Walko, a discrepancy of boundary lines became apparent. This application is designed to address the problems created by a survey prepared in the 1950's. Lot lines between the lands of Hubbard, Rybak, and VanDusen will be properly adjusted by means of the survey presented this evening.

Mr. Kemper explained that this proposed land transfer is a result of the incorrect boundary survey that was discovered by Gil VanGuilder when he prepared the survey for the Emerson Subdivision. He asked that descriptions for the land transfer areas and revised deeds for each property be submitted to the Planning Department for review. The Saratoga County Planning Board approved this application at its June 20, 2002 meeting.

Mr. Grasso stated that Clough, Harbour, and Associates had no comment on this application. The ECC had no comments or recommendations for this application.

There being no public comment on this application, Mr. d'Amico moved, seconded by Ms. Czub, to close the public hearing at 7:20p.m. The motion was unanimously carried.

Mr. Larkin moved, seconded by Mr. Marzola, to establish the Planning Board as Lead Agency for this application, an unlisted action and to issue a negative declaration pursuant to SEQRA. The motion was unanimously carried.

Mr. Bulger offered Resolution #18, seconded by Ms. Czub, to grant preliminary and final subdivision approval, waiving the final hearing, to this application conditioned upon satisfaction of the issues raised by Mr. Kemper. Ayes: Marzola, Russell, Larkin, d'Amico, Czub, Bulger. Noes: None.

Old Business:

[2002-024] Capital District YMCA – Proposed temporary 24' x 60' modular unit, 1 Wall Street – Preliminary site plan review and determination.

Mr. Joe Marano, Executive Director of the Capital District YMCA, briefly outlined the proposal for the placement of a temporary 24' x 60' modular unit on YMCA grounds at 1 Wall Street. This temporary structure will provide space for childcare services until expansion of the facility is completed in 2003. The plan remains unchanged from the proposal presented to the Board on June 11, 2002.

Mr. Kemper stated that the Planning Board reviewed this project on June 11, 2002; however, no determination was rendered since the 500' notifications had not been sent. The applicant did send notices on May 30, 2002, allowing a decision at tonight's meeting. A note should be added to the plans stating the maximum duration for which the modular unit will remain on the site. The Exit 9 GEIS fees will be due as follows: 1/3 at stamping of plans, 1/3 at issuance of building permit, and 1/3 at issuance of C.O.

Mr. Grasso stated that Clough, Harbour, and Associates had only minor issues to be addressed by the applicant. The ECC offered no comment on this application.

Mr. Bulger noted that the final date of termination for the temporary facility must be indicated on the plan.

Ms. Czub moved, seconded by Mr. Larkin, to establish the Planning Board as Lead Agency for this application and to issue a negative declaration pursuant to SEQRA. The motion was unanimously carried.

Mr. Bulger moved, seconded by Mr. Larkin, to grant preliminary and final site plan approval for this application, an unlisted action, conditioned upon satisfaction of the issues raised by Mr. Kemper and Mr. Grasso. The motion was unanimously carried.

[2002-031] Rucinski, John and Robin R. – Proposed transfer of 1.28 acres from Bernard E. and Marion V. Rucinski to John and Robin R. Rucinski, 534 Grooms Road – Conceptual review.

Mr. Gil VanGuilder, Gilbert VanGuilder Land Surveyor, explained that this application calls for the transfer of 1.28 acres of land in an R-1 zone from Bernard E. and Marion V. Rucinski to John and Robin R. Rucinski, adjoining property owners. The 1.28 parcel will be annexed to the existing 1.12-acre parcel to create a 2.40-acre parcel.

Mr. Kemper noted that the Saratoga County Planning Board approved this project at its June 20, 2002 meeting. A consolidation deed must be submitted for review. There may be N.Y.S.D.E.C. wetlands in the rear of the parcel: these wetlands and associated L-C Zone should be depicted on the plot plan. If there are any federal jurisdictional wetlands on the site, they should be depicted on the plot plan. He asked that the proposed use for the site be clarified.

Mr. Grasso stated that Clough, Harbour, and Associates had no comment on this application. No comments were received from the ECC.

In response to Mr. Larkin's suggestion that no further subdivision of the newly created parcel be permitted, Mr. VanGuilder explained that John Rucinski plans to construct a garage on the newly acquired acreage: no additional subdivision of the property is contemplated at this time. Board members agreed that the proposal was acceptable.

[2002-030] Drescher, Daniel – Proposed (4) lot subdivision, 47 Droms Road – Conceptual review.

Mr. Gil VanGuilder, Gilbert VanGuilder Land Surveyor, presented this project that calls for the subdivision of 28.93 acres of land in an R-3 zone into lots of 2.3 acres, 2.39 acres, 2.37 acres, and 21.87 acres, respectively. Individual wells and septic systems will serve the lots. The boundary of the L-C zone that impinges on the southeastern portion of the property has been shown on the plans. Two of the smaller lots will access Droms Road: one lot will access Grooms Road. All lots meet the bulk and space requirements for building lots in the R-3 zone. Mr. VanGuilder reported that soil testing will be completed to determine the feasibility for septic installations and that standard notes for wells, septic, and ECC requirements will be added to the plans.

Mr. Kemper reported that the Saratoga County Planning Board approved this project at its June 20, 2002 meeting with the following comments: the applicant should number the proposed lots 1-4 on the subdivision map. The proposed drive for the lot onto Grooms Road should be along the boundary line so future drives may be paired. The Town should examine the applicant's future development plans for the overall site. A cluster design for the lots proposed would help preserve land. Any access onto Grooms Road will require an access permit from County DPW. Mr. Kemper stated that the sight distance along Grooms Road would have to be evaluated. Any federally jurisdictional wetlands should be depicted on the plot plans. A curb cut permit will be required from Saratoga County D.P.W. The farm note and water note should be included on the plot plans. The location of the N.Y.S.D.E.C. wetlands should be depicted on the plot plan.

Mr. Grasso stated that the proposed project appears to be an "Unlisted" action pursuant to SEQR, and as such, coordinated review is optional. Involved agencies are expected to include the following: Planning Board – Subdivision Approval; Saratoga County Planning Board – Subdivision Approval Recommendation; Saratoga County Department of Public Works – Curb Cut Permit. Soil investigations including deep test pits and percolation tests should be conducted in the areas of the proposed wastewater disposal systems to verify the adequacy of the soils to accept on-site wastewater disposal systems. The minimum required separation between wells and tile fields is 200 feet if the wells are downslope from the tile field areas. This appears to be the case for lot #49 and for the parcel on Grooms Road, and as such, the greater separation distance will apply.

Grooms Road is identified in the Town of Clifton Park Trails Master Plan as being planned for the "Riverview Trail", an on-road bike route from Groom's Corners to

Rexford. The Parks and Recreation Department should be consulted to verify if the recent reconstruction of Grooms Road accomplished this goal and if any additional right of way may be warranted. The adequacy of sight distance should be verified at the proposed driveway locations. Any federal wetlands within the lots proposed for house construction should be identified on the plans.

Mr. VanGuilder explained that he investigated the plans for the bike trail and found that land had been obtained for its construction during the recent upgrading of Grooms Road.

The ECC requests that the applicant identify any federal wetlands on the property. The applicant should also indicate proposed house location, if any, for the largest lot.

Mr. d'Amico asked about the proposed location for access to the 22-acre site and plans for future subdivision of that parcel. The applicant informed that Board that the access will be from Droms Road and that plans call for the development of a tree farm.

Mr. Bulger directed the applicant to proceed with preliminary plans, including the delineation of any NYSDEC and/or ACOE wetlands.

[2002-034] Donzelli, Daniel – Proposed (5) lot subdivision, Wayto Lane – Conceptual review.

Mr. Donzelli proposes the subdivision of approximately 18 acres of land in an R-3 zone into (5) single-family residential lots ranging in size from 100,256 SF to 219,420 SF. The project calls for the construction of approximately 930 feet of roadway that will be constructed to Town standards. Individual wells and subsurface wastewater disposal systems will service each lot. Mr. Scott Lansing, consultant for the applicant, outlined the details of the proposal, noting that drainage flows to the north-northeastern portion of the site and that soil testing has indicated that soils are adequate for the installation of sanitary disposal systems. He explained that Mr. Donzelli will utilize the stream crossing that was installed two years ago in compliance with the NYSDEC stream-crossing permit issued for the project.

Mr. Kemper offered several comments on the application. Recent correspondence from N.Y.S.D.O.H. has indicated that any subdivision of 5 lots or more will now be considered a Type 1 action. As such, coordinated review is required. The involved agencies are expected to include N.Y.S.D.E.C., N.Y.S.D.O.H., and the Clifton Park ZBA. A full environmental assessment form should be submitted. The location of any N.Y.S.D.E.C. or federally jurisdictional wetlands should be depicted on the plot plan. A stream crossing permit will be required from N.Y.S.D.E.C. A permit for work within the L-C Zone will need to be issued for the project. The standard note for lots bordering farms, water note, and tree note should be added to the plans.

Mr. Grasso stated that the proposed project appears to be a Type I action pursuant to SEQRA, and as such, coordinated review is required. Involved agencies are expected to include the following: Town of Clifton Park Planning Board - Subdivision Approval;

NYSDOH - Realty Subdivision Approval; Town of Clifton Park Zoning Board of Appeals – Variance for work within L-C Land Conservation zoning district; NYSDEC – Article 24 Wetland Permit and Stream Disturbance Permit. A Full Environmental Assessment Form should be prepared. Given the environmentally sensitive features of the site and relative low density, consideration should be given to clustering the proposed development to reduce environmental impacts and reduce infrastructure costs and maintenance. Lot #3 appears to be a keyhole lot and as such, the required fifty-foot side yard setbacks will apply.

Soil investigations including deep test pits and percolation tests should be conducted in the locations of the wastewater disposal systems to verify the adequacy of the soils to accept on-site wastewater disposal systems. Clarification should be provided regarding the subdivision history and ownership status of tax map parcel 263.00-2-23.161 (adjacent to the site to the north), and parcel 263.00-2-23.163 (adjacent to the site to the south). It appears that these parcels were previously (since 1983) contiguous with the project site and now either do not have frontage on a Town road or do not meet the minimum parcel size requirements. It should also be noted that the current federal wetland impact thresholds evaluate cumulative wetland impacts since the adoption of the Clean Water Act in 1984. Since this date, a significant number of subdivisions in this immediate area (original lands of Sorenson or Evans) have taken place, which have since been developed with single-family homes. The applicant should verify that development of the site as proposed is permissible in light of the incremental development and wetland impacts that have already occurred.

The proposed project will involve the crossing of a L-C-Land Conservation zone with a new Town road. In accordance with Section 208-69.1.B of the zoning regulations, each applicant for subdivision shall contact the NYSDEC to verify the exact location of the NYSDEC wetland boundaries and regulated adjacent areas. During the field investigation, we recommend that the limits of the NYSDEC classified watercourses and any federal wetlands also be verified on the site.

In accordance with section 86-9.B.3.b of the Construction and Design Standards, one test well shall be developed for every five proposed building lots. Given the history of low well yields in the area, we recommend that a minimum of two wells be developed, pump tested for a minimum 4-hours and tested for adequate water quality in accordance with NYSDOH requirements.

The ECC states that the applicant must indicate DEC and Federal wetlands and classified streams as well as all associated buffers. This must be done to demonstrate that the current site plan is possible. The ECC believes that the quality of life for future residents will be impacted by the close proximity of two (2) railroad right-of-ways. Therefore, maximum visual and sound buffering should be considered as well as possibly reconfiguring the lot layout to maximize the separation of the residences to the tracks.

Mr. Lansing responded to several of the comments. He believes that the project does not meet the requirements of a realty subdivision since one lot is larger than 5 acres. The

applicant would prefer not to employ a cluster plan since the homes proposed will be larger “estate” residences: the applicant will, however, consider employing some of the cluster standards such as roadway width and reduced setback requirements. Documentation concerning previous subdivisions will be provided to the Board. Since Mr. Donzelli has already constructed a residence on an adjoining property, Mr. Lansing asked that the well serving that home be used as a test well.

Board members identified several issues to be addressed. Mr. Bulger asked that applicant to seriously consider utilizing some of the provisions of cluster legislation thereby reducing impacts to the environment. Mr. Larkin stated that he would like to see the applicant designate land preservation areas rather than transfer of environmentally sensitive tracts to the Town since such action would keep property on the tax rolls. Mr. d’Amico asked that the applicant consider moving the location of the proposed residence on Lot #4 to the front of the lot to distance it from the railroad tracks.

[2001-030] Hyde, Donald – 4,800 SF office building, 6 Roselle Drive – Request to extend site plan approval pursuant to §208-120B.

Mr. Kemper reported receipt of correspondence from Gordon Nicholson, Environmental Design Partnership, requesting a one-year extension of the site plan approval granted to Mr. Hyde on August 14, 2001. Mr. Kemper noted that, pursuant to §208-120B, an applicant may apply for a one-year extension of site plan approval and recommended that the Board grant the request. He emphasized that only one extension is permitted; therefore, the final expiry date for the approval will be August 14, 2003.

Mr. d’Amico moved, seconded by Ms. Czub, to authorize the one-time extension of this site plan pursuant to §208-120B for this application. The motion was unanimously carried.

[2002-025] Caribbean Pools – Proposed deck addition, 1525 Crescent Road – Preliminary site plan review and possible determination.

Mr. Gil VanGuilder, consultant for the project, described that revisions that had been made to the site plan since the previous meeting. He explained that the 1,200 SF building existing on the site would be used as a sales area and that display areas would be installed. The Building Department requires that the applicant meet all setbacks required for accessory buildings. Since there is significant drainage from the wetlands to the north, the plan now shows the addition of rip-rap to stabilize soils to prevent further erosion. The applicant is currently undertaking the stabilization of other problem areas on the site including the slope adjacent to King Fuels. This area will be not only stabilized but also restored to the adjoining owner’s satisfaction. The stormwater management area to the rear of the property will be returned to its natural state. Public water and an on-site septic system will serve the site.

Mr. Kemper asked that the areas designated as ACOE wetlands be depicted on the plans. Where the ACOE wetlands have been disturbed the applicant is to reseed them and

restore them to the original condition. The amount of greenspace for the parcel should be indicated on the plot plans. Signs should be placed in front of the handicap parking spaces and associated unloading zone. The location of stormwater discharged from the parking lot must be shown on the plans. The applicant has cleared vegetation on the lands of King Fuels: a note must be added to the plans stating that the area will be restored to the satisfaction of King Fuels. The Saratoga County Planning Board approved the project on May 16, 2002. The nearest sanitary sewer line to this project should be shown on the plan. An ingress/egress easement will have to be provided over the common access drive and the standard note for ingress/egress easements added to the plot plan. The quantity of proposed planting on the site should be increased. The proposed plantings should be increased to 3 – 3 ½ caliper for deciduous trees, and 24” inch spread or height minimum for the ornamentals.

Mr. Grasso offered several comments on this application. The location of the proposed garage will require a variance from the Zoning Board of Appeals. Based on previous mapping on file for this site, this site apparently contains extensive federally jurisdictional wetlands. Significant grading and building appears proposed for these areas. Wetland impacts should be documented, evaluated and appropriately mitigated. Construction details should be provided for all site work improvements including pavement, signage, lighting and landscaping. Signage will be required for the handicapped parking and access aisle.

An architect should verify that handicapped accessibility will be provided to all required fire exits from the building. The grading does not appear to adequately address drainage that approaches the site from the northeast. The contour across the parking area should be labeled. The size of the proposed landscaping should be verified. Typical deciduous tree plantings are 3” caliper and shrub sizes are 24” height or spread, minimum. The size of the building and number of parking spaces should be indicated to verify that adequate parking is provided in accordance with the zoning regulations. An ingress/egress easement over the common entrance drive should be provided.

The ECC offered several comments regarding this application. The amount of impervious surface and soil disturbance should be minimized to the fullest extent practicable in order to avoid reducing subsurface recharge of stormwater runoff and to protect downstream surface water receptors from sedimentation. The following standard statements should be added to the plot plan: Due to the potential of federal wetlands on the parcel, the applicant will determine the location and extent of disturbance of these areas before a building permit is issued. Since hazardous materials will be stored on site, the applicant must submit a plan addressing handling, storage, and spill response to the Town of Clifton Park Environmental Specialist before such materials are stored. The borders of all lands to remain undisturbed shall be clearly marked on the site before site preparation begins and these on-site boundary markers shall remain until construction is completed and soils are stabilized. All erosion and water quality controls shall be put in place and maintained at the initial phase of site preparation and shall be maintained until all construction ends and soils are stabilized. The applicant will control fugitive dust and debris during the construction/demolition phase of the project. The applicant is

encouraged to tie into the public sewer system per NYS Uniform Code requirements if a sewer line is available within 500' of the structure.

Though Mr. Bulger commended the applicant for his efforts to stabilize the areas disturbed on the site, he emphasized that wetland designation, restoration, and protection should be a top priority. He asked that all areas not paved be restored as soon as possible. Mr. d'Amico noted that the amount of parking space exceeded by five spaces the amount required. The applicant believes that (12) spaces are necessary to accommodate anticipated business. Board members agreed that paving in the front portion of the site may proceed; however, no planting is to be done until a satisfactory landscaping plan is submitted for CHA's approval.

Discussion Item:

[2001-042]Target (formerly Equinox Construction)

Mr. Kemper explained that during a site investigation, he determined that the plantings installed at the Target site were too few and too small. Mr. Chris Smith, C.T. Male, explained that the subcontractor was unable to locate specimens of the proper caliper. He has added a significant number of trees to the area and believes that this will provide the required buffer: a total of 81 trees now surround the site.

Mr. Smith also reported that the driveway island at the intersection with Crossing Boulevard has been replaced and restriping will be completed in accordance with approvals from Clough, Harbour, and Associates.

Mr. Grasso approved of the plan to add additional landscaping to the trees already planted and to restripe the entrance drive. Mr. d'Amico suggested that the Board require that a formal motion approve the revisions presented.

Mr. Bulger moved, seconded by Mr. d'Amico, approval of the revisions to the site plan approval for the Target retail store: additional landscaping will be added to the installed plantings and revisions to the entrance will provide easier access to the site. Revisions are to be included with the stamped plan. The motion was unanimously carried.

Minutes Approval:

Mr. d'Amico asked that Michael O'Brien's title of Environmental Specialist be added to the minutes of June 11, 2002 to avoid confusion with comments made by Kevin O'Brien, Planning Board Chairman. Mr. Russell moved, seconded by Mr. d'Amico, approval of the minutes as amended. The motion was unanimously carried.

Ms. Czub moved, seconded by Mr. d'Amico, adjournment of the meeting at 8:30p.m. The motion was unanimously carried. The next meeting of the Planning Board will be held on July 9, 2002.

Respectfully submitted,

Janis L. Dean,  
Secretary

cc: Planning Board Members, Planning Department, Clough, Harbour, and Associates, Supervisor, Town Administrator, Assessor, Zoning Board, Department of Building and Development, Town Clerk, Town Board Members, Highway Superintendent, Joel Peller, Town Attorney, Oscar Schreiber, Town Attorney, Jim Trainor, Town Attorney, Paul Pelagalli, Town Attorney, Department of Parks and Recreation, ECC, Saratoga County Planning Board, Shenendehowa Central School, Clifton Park Water Authority, Fire Districts.

Resolution #17

Preliminary and Final Approval

At a meeting of the Planning Board of the Town of Clifton Park, Saratoga County, New York, held at the Town Office Building, One Town Hall Plaza, on June 25, 2002, at 7:10p.m. there were:

Present: S. Bulger, Vice-Chairman, B. Czub, R. d'Amico, J. Larkin,  
J. Marzola, J. Russell

Absent: K. O'Brien

Mr. Bulger offered Resolution #17, and Mr. Marzola seconded, and

Whereas, an application has been made to this Board by Frank DeCerce, Jr. for approval of a subdivision plat entitled A Survey and Map of Lands of Frank DeCerce, Jr. consisting of the transfer of a .127 acre parcel of land owned by Qunimed Realty, Inc. to the adjoining parcel owned by Frank DeCerce, Jr.

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and was held on June 25, 2002 and

Whereas, the Planning Board was established as Lead Agency for this application, an unlisted action, and a negative declaration was issued pursuant to SEQRA on June 25, 2002, and

Whereas, it appears to be in the best interest of the Town that said application be approved,

Now, therefore, be it resolved that the final hearing for this application is waived and the final plat entitled the A Survey and Map of Lands of Frank DeCerce, Jr. consisting of the transfer of a .127 acre parcel of land owned by Qunimed Realty, Inc to the adjoining

parcel owned by Frank DeCerco, Jr, is hereby granted preliminary and final approval, conditioned upon satisfaction of the comments offered by Mr. Kemper.

Resolution #17 passed 6/25/02

Ayes: Bulger, Marzola, Russell,  
Larkin, Czub d' Amico,  
Noes: None  
Steven Bulger,  
Vice-Chairman

Resolution #18

Preliminary and Final Approval

At a meeting of the Planning Board of the Town of Clifton Park, Saratoga County, New York, held at the Town Office Building, One Town Hall Plaza, on June 25, 2002, at 7:10p.m. there were:

Present: S. Bulger, Vice-Chairman, B. Czub, R. d' Amico, J. Larkin,  
J. Marzola, J. Russell

Absent: K. O'Brien

Mr. Bulger offered Resolution #18, and Ms. Czub seconded, and

Whereas, an application has been made to this Board by Mary Hubbard, Robert Rybak, and Morris and Jennie VanDusen for approval of a subdivision plat entitled a Survey of the Lands of Mary B. Hubbard consisting of the readjustment of property lines for Lots 672, 678, and 682 Route 146A to correct errors in a previous survey;

Whereas, pursuant to Section 276 of the Town Law, a public hearing was advertised and was held on June 25, 2002 and

Whereas, the Planning Board was established as Lead Agency for this application, an unlisted action, and a negative declaration was issued pursuant to SEQRA on June 25, 2002, and

Whereas, it appears to be in the best interest of the Town that said application be approved,

Now, therefore, be it resolved that the final hearing for this application is waived and the final plat entitled the Survey of the Lands of Mary B. Hubbard consisting of the readjustment of property lines for Lots 672, 678, and 682 Route 146A to correct errors in a previous survey is hereby granted preliminary and final approval, conditioned upon satisfaction of the issues raised by Mr. Kemper.

Resolution #18 passed 6/25/02

Ayes: Bulger, Marzola, Russell,  
Larkin, Czub d'Amico,

Noes: None

Steven Bulger,  
Vice-Chairman