

TOWN OF FLEMING
PLANNING BOARD
Meeting of
September 15, 2014

The meeting was called to order at 7:00 PM

The members present: Bob Faynor – Chairman
 George Hiza
 Jeff Schiminske
 Craig Coleman
 Doug Ross
 Jamie Moore

Also present: Andy Leja, Don Bowen

Motion to approve the August 2014 minutes was made by George, 2nd by Craig...
passed.

Old Business; None

New Business;

Pat and Sandy Hall of 5713 South St. Road and the board discussed requirements for subdividing a parcel located off Rt. 34 near EV Energy currently owned by their family so they may build a house. Preliminary review, the proposed building lot is currently Zoned R1 residential transitional and meets minimum lot size requirements as outlined in zoning laws. Mr. Hall was provided with a packet outlining the steps and forms required for subdivision approval.

The Board had discussions about imposing a 10 year window on lot subdivisions within the town. In order to classify any new subdivision applications as Major or Minor the Board would look back as far as 10 years to take into account the number of times a parcel had been previously subdivided. The Board felt we needed a good starting point and that the 10 year window seemed to make sense.

Roll call vote was taken;

George – Yes
Craig – Yes
Jeff – Yes
Doug – Abstain
~ Passed 3-1

The Board also discussed the desire of the Town Supervisor to impose an application fee for all applications outside of Major or Minor subdivisions. Without further justification for this fee the Planning Board would like to see the fee structure stay as it is currently.

Mr. Robert Haff of 2608 Glanville Road presented to the board with application, plats, letters of intent showing a proposed subdivision of his property (58.2 acres), resulting in an ag parcel and a residential parcel. After preliminary review of plats the board noted that both lots appeared to be conforming and that no issues were seen other than lot "B" was missing dimensions. Andy Leja was consulted and he informed the Board and Mr. Haff that the county would need lot dimensions in order to accept the map.

Mr. Haff was informed that the Board would need to have the maps updated with dimensions of lots, be provided with the original Mylar and 7 copies of maps, and that per section 14-5 of the zoning laws would need to hold a public hearing on this subdivision before it could be voted on.

Mr. Kott of RT.38 West Lake Road presented to the Board a revised plat showing that lot size requirements have been met. He was informed that the Board would still need notarized letters of intent, original mylars and 7 copies of each map before the board could act on it. Seqra part 2 will be reviewed at October meeting. A public hearing was held at this meeting there was no opposition to this subdivision so Public Hearing was closed.

Mr. Buhl presented to the board a revised subdivision plat for development of property at the intersection of Wyckoff Road and Rt. 38. Upon review, the proposed lots conform to current zoning laws but the number of lots classifies this as a Major Subdivision. This application will be referred to Town Board for approval, and the planning board will provide a letter to Town Board with recommendations / comments on this project.

With the approval of Town Supervisor this meeting will satisfy two hours of training for the Planning Board.

A motion to adjourn was made by Craig at 8:40pm and 2nd by George.

Next meeting is October 6, 2014.

Respectfully submitted,

Bob Faynor