



natural or cultural resources or community or neighborhood character concerns. There are no significant effects to vegetation or fauna, fish, shellfish or wildlife species, significant habitats or threatened or long or short-term effects identified. Since this is the case, John Hanna moved that there is no significant adverse environmental impact with this project, and should be accepted. Dorothy Mackerer seconded the motion and it carried unanimously. Tony Ooms moved that a conditional acceptance be given pending an easement regarding the encroachment and a letter sent to the Fire Co. regarding the plan. If the Fire Company has any concerns, the Public Hearing would be reopened. Bill Bulick seconded this motion and it carried unanimously. Maps will be provided for stamping once the aforementioned conditions are met.

## 2. Harvey Sperry

Subdivision request- Jefferson Hill Rd.

### PUBLIC HEARING

Cynthia Elliot is representing the applicant. Maps were distributed; the percolation test data was turned in for Lot 3. It shows that the soil is sustainable for a system, but it may require a raised system. The pinning letter and postal receipts, the titles were also submitted. There is a note on the map stating that there have been no parcels cut out within the last 60 years. Ms. Elliot checked with Atty. Rappleyea regarding the need for a conservation easement, but this land does not apply since it is being divided into three lots. Chairman Schultz noted that the building envelope doesn't appear to impinge on others' view shed. Maria Lull asked that a note regarding the potential need for a raised septic system be placed on the map. The Public Hearing was opened at 7:41 PM.

Chris Linden stated that she is very concerned about all of this subdividing as it appears that this is breaking up the farm. Ms. Elliot stated that this subdivision is being done for estate planning. Mr. Sperry wishes to build a smaller residence on Parcel 3. Ms. Linden stated her concern as to being the adjoining property holder and where the residence would be placed. Ms. Elliot showed her on the map that it will be quite a distance from her property. Ms. Linden wondered if the land with the existing house would be placed in the Land Conservancy. Ms. Elliot replied that to her knowledge the intention is to keep farming the land.

Lucinda Buckley stated that she sees nothing wrong with this plan.

Ms. Linden mentioned that Mr. Sperry has other property, to which Ms. Elliot responded that he intends to continue farming it. One of the neighbors lives in Arizona and she has been in contact with Ms. Linden. Her concern is whether riding horses on the property will still be permitted, as is done now. Mr. Schultz replied that is something to be worked out between the neighbors. Donna Staron wondered if there were any protected wetlands on the property. Ms. Elliot stated that there are some federal lands, but nothing is being done there at all. The Public Hearing was closed at 7:54 PM. Chairman Schultz wondered if it was necessary to delineate the wetlands. Engineer McCreary did not feel that this was necessary. Ms. Elliot said that there will be a note on the map regarding the possibility of

wetlands and if development were ever to take place the proper permits would need to be obtained. The Short Form SEQRA application, which shows no significant adverse effects to the following: air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems was reviewed. Also, there are no aesthetic, agricultural, archaeological, historic, or other natural or cultural resources or community or neighborhood character concerns. There are no significant effects to vegetation or fauna, fish, shellfish or wildlife species, significant habitats or threatened or long or short-term effects identified. Since this is the case, Bill Bulick moved that there is no significant adverse environmental impact with this project, and should be accepted. Donna Staron seconded the motion and it carried. Ms. Elliot stated that she would also place on the map a note regarding the fact that this is farmland, and that possible odors might be present. Maria Lull moved that this project be approved pending Chairman Schultz's review of the final map which will include a note regarding the possible need for a raised bed septic system, a note regarding potential Federal wetlands along the stream and the potential need for permits if the land is to be developed, and that the building envelope would be in the area of the field. Dorothy Mackerer seconded the motion and it carried unanimously.

3. Malden Bridge Community Center, Inc.

Site Plan Review

INFORMATIONAL

Lucinda Buckley and Liz Hurley, who are officers of the Community Center, are representing the group. The packets provided were reviewed. The intention is to use the former church as a community center where gatherings could be held, meetings, etc. There was a question about the Post Office using part of the building. The group would have to return to the Board to review the site plan should this occur. The Board requested a description of what could be done in this space, such as incidental food service. Dorothy Mackerer wondered if there were any structural changes planned. There are not. Chairman Schultz wondered if a variance was required for the parking setbacks, but Atty. Rappleyea stated that the parking was pre-existing. Ms. Buckley stated that the community did not want to lose the church, as this has been supported by the community regardless of a person's religion. The church district is willing to allow this to be a community center. The applicant was reminded that on the site plan per se the handicapped access must be shown, the lighting, etc. Ms. Buckley stated that there will be a light at the front and back entrances on timers. The existing bell will be remaining. One parking space per 4 people of the total occupancy is provided. This project will be set for a Public Hearing for the next meeting. Postal receipts to indicate that the adjoining property holders have been notified of this hearing will be collected at that time.

John Hanna moved, and Jack Schultz seconded that the meeting be adjourned. This carried. The meeting ended at 8:34 PM.

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Jack Schultz, Chairman

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Marilyn Cohen, clerk