
Members Present:

Public Present:

Gabriella Sperry – Chairperson
Evan Young
Frank Haimbach
Angus Eaton
Cindy Meyers
Jonathan Catlett
David Everett
Tal Rappleyea – Town Attorney

Kenneth Blass, Derrick Gardner
Vance Pitkin, Joshua Jelly-Shapiro
Sarah Ward

The December 8, 2020 Planning Board meeting was called to order at 7:00 PM by Chairperson Gabriella Sperry via googlemeet. Chairperson Sperry began with the Approval of the minutes of the November 10, 2020 meeting, motion to approve the minutes as amended was made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

Communications:

Chairperson Sperry states the Board received an email from Bill Better’s office stating the Williams Winery will be back on the agenda in January

Old Business:

**Kenneth Blass
Minor Subdivision
17 Drowne Rd.**

Mr. Blass begins by introducing Derrick Gardner his engineer and states he sent in new documents and maps with potential building envelopes listed. Mr. Everett asked if the letter from DEC is up to date, Mr. Blass states it is not yet and that he is only asking to invade the 100’ wetland buffer for the septic system. Mr. Gardner states the buffer zone needs to be changed on the maps, Mr. Young adds the Department of Health approval for the septic could be a condition of the approval. Mr. Everett states the Board should have some type of approval from the Department of Health that the setbacks are met for the septic and asks if the wetland flags are old or new, Mr. Blass states they are old, but it hasn’t changed. Mr. Gardner states he will supply the maps to the DEC for wetland verification. Mr. Everett asks if the DEC and Army Corp are each giving different reviews, Mr. Gardner states they are coordinating their review together.

Mr. Everett asks if the Cox’s have an easement for the driveway, Mr. Blass states there is a recorded easement on file and will provide it. Chairperson Sperry states a site visit was conducted; Mr. Eaton reads a loud the summary (attached). Chairperson Sperry asks about the SEQRA form, Mr. Eaton states the box needs to be changed on the historical feature to yes, but it would not affect the subdivision. Mr. Young adds that number two should list the DEC, DOH and potentially the Army Corp as other permit approvals needed. Mr. Blass states that he is only looking to do a subdivision not build, the potential new owner would be the one to do these

permits, Mr. Young states that although the Planning Board is not necessarily approving the septic system, we need to be sure these lots are buildable. Mr. Everett suggests taking the building envelopes off the map then, however the land might be more marketable if it is shown that it is buildable. Mr. Rappleyea adds the Board needs to know what they are approving and that is imperative that what they approve is buildable. Mr. Eaton suggests Mr. Gardner indicate, separate from the survey map/subdivision plat, an area for a three-bedroom house, septic and well, Chairperson Sperry adds the Board needs some assurance that the property can support a well and septic system.

Jeanette Neff
Minor Subdivision
30 Cotter Road

Mr. Jelly-Shapiro states Mr. Sardo was having technical issues and that he is representing the applicant and is the son-in-law. Chairperson Sperry states they received the new maps, Mr. Eaton states they still need the letter from the NY National Heritage Foundation. Chairperson Sperry states they can't deem the application complete until they have the letter unless the Board feels comfortable moving forward without it.

Motion to set the Public Hearing for January 12th contingent on the letter from the National Heritage was made by Mr. Eaton, seconded by Ms. Meyers, all in favor, motion carried.

Mr. Young asks about road access for Parcel 1, Mr. Eaton states the Board needs a letter from the Town Highway Department indicating that curbcut/driveway permit approvals are feasible for parcels 1 (Hansen Road) and 2 (Decker Road).

Sarah Ward
Minor Subdivision/Lot Line Adjustment
490 Shaker Museum Road

Chairperson Sperry asks if the Board has any questions, none except the notification of the neighbors needs to be done for the Public Hearing.

Motion to determine the application complete and set the Public Hearing for January 12th was made by Mr. Eaton, seconded by Mr. Haimbach, all in favor, motion carried.

Other Business:

Mr. Eaton states they are still working on updating the forms, Ms. Meyers states she would like comments on any changes from the other members. Mr. Everett states the Town had an agreement with the Columbia County Planning Board on what applications should be reviewed and the details of that should be added.

Meeting Adjourned at 8:32PM

Respectfully submitted,

Erin Reis, clerk

17 Drowne Road Site Visit

1. Mr. Blass provided Cindy Meyers and Angus Eaton with copies of letters of August 15, 2013 from Nancy Heaslip, NYSDEC Senior Wildlife Biologist (stating the pond is not part of the wetland) and July 8, 2015 from Michael Clark, NYSDEC Senior Wildlife Biologist (stating that there is enough room on the north side of the wetland, south of the pond to construct a dwelling, but that it would likely encroach upon the wetland adjacent area requiring a permit).

He then walked us to the proposed (Lot 4, ~35 acre) South lot, across the wetland, to the original potential house site (I will call it house site 1). The site had two stakes where perc tests had been performed as described in the November 5, 2020 letter from Derrick Gardner. The site 1 area was wooded, backed by a steep, bedrock slope and included significant exposed bedrock in the house site area.

Mr. Blass then walked us to what he described as the currently preferred house site (I will call it house site 2) at the Southeast edge of the pond that corresponds with the site described by Michael Clark. House site 2 is open field, much closer (~150 to 200 ft.) from the road, with five to six feet elevation from the pond surface. Although challenging, with challenges including likely high groundwater, tight space at elevation, and Article 24 permitting required for onsite system, well, and/or dwelling in the wetland adjacent area, the site appears buildable.

2. Although we are awaiting the letter from the Highway Superintendent, we did look at driveway possibilities just because we were there. The driveway for the ~ 8-acre, revised lot 2 on the North side of Drowne Road would require a bank cut to reduce the upward entrance grade. Both driveway curb cuts enjoy good site visibility. Awaiting letter from Highway Superintendent to see his conclusions.

3. Discussion with Mr. Blass indicated this subdivision to be a revisit of a previous subdivision that may affect the board's determination of minor or major. Note: the subdivision plat subsequently provided by the Planning Board clerk showed a three-lot subdivision. Addition of a new lot to this subdivision does not trigger classification as a major subdivision.

4. The lots are consistent with the surrounding area and appear to be in conformance with the Comprehensive Plan.