

Chairman Larry Ruth called the meeting to order at 7:31 P.M. Members present were Gene Bavis, Elaine Leasure, Larry Ruth, Deborah Amsler and Pete Schillaci. Also present was Phil Williamson, Code Enforcement Officer and Norm Druschel, Building Inspector.

Gene Bavis made a motion, seconded by Gene Bavis, to approve the minutes of October 10, 2007 with the following correction: 3. Other – Review Fees, paragraph 2. Replace the word “map” with the word “application” in the first and fifth lines of the paragraph.

Roll Vote:	Gene Bavis	Aye
	Elaine Leasure	Aye
	Larry Ruth	Aye
	Deborah Amsler	Aye
	Pete Schillaci	Abstained

Motion carried.

1. Discussion of Steve Azzano for a 9-Lot Subdivision for property located at 5185 Lincoln Road, south of Haley Road. Property is zoned: RR-1.

Newt Gowdy, land surveyor and Steve Azzano owner of the property were both present to discuss the proposed 9-lot subdivision. The Board questioned Mr. Azzano on what his plans were for the lots. He responded that he intends to sell the lots to individuals, and also construct the homes.

An updated map, based on comments from the previous worksession, was presented to the Board. Discussion ensued in regard to the common drives. Mr. Gowdy explained that one driveway will service three lots to the south and another will service three lots to the north. A turn around for emergency vehicles will be at the end of each drive. Norm Druschel stated that each drive should be 16 feet wide and H-20 loaded.

Mr. Gowdy commented that there is adequate sight distance. Chairman Ruth stated that the highway superintendent, as well as the Fire Department, should be sent copies of the subdivision map for their review and comments. The application will also need to be sent to the County because of the location on a County road.

Norm Druschel commented that because of a recent change in the State Code, sprinkler systems would no longer be required.

There will be a cross easement for utilities on both lots to serve all homeowners. Gene Bavis questioned whether Art Williams would need to review the cross easement agreement. Phil Williamson replied that this issue had been discussed with Art Williams previously and the legal opinion is that this is a private matter between the individuals in title and not an issue that will affect the Town’s authority to grant or deny subdivision approval.

Perk tests and deep hole tests have been completed and are satisfactory.

Gene Bavis questioned whether all lots are on public water. Mr. Gowdy replied that they are, with separate lines for each house.

The Board noted that Lot 2 was not a full-acre and did not meet the width-to-depth ratio. Mr. Gowdy stated that he would rework the plan to meet zoning requirements.

Gene Bavis suggested that plantings or landscaping be added to provide a privacy buffer between the back lots. Chairman Ruth stated that because the back lots were all between 3 and 5 acres in size, it would not be a requirement. Steve Azzano commented that he does offer a landscaping package to homeowner for an additional cost.

The Board did not have any further concerns.

2. Discussion of Edwin Rice for a Special Use Permit to operate a wholesale internet car sales business to be called Extreme Technologies located at 789 Plank Road. Property is zoned: RR-1.

Mr. Edwin Rice was present to discuss his intention of operating a wholesale internet car sales business at 789 Plank Road. Mr. Rice explained that he is in the process of working with an attorney to enter into a contract to purchase the property from the present owner, Mr. Ray Zentara.

In addition to the wholesale internet business, Mr. Rice explained that he would be operating a 10 to 15 vehicle limousine service. A privacy fence would be erected around the back perimeter of the property.

Chairman Ruth stated that Mr. Rice would need to obtain a New York State Dealer License.

Gene Bavis questioned how many employees would be on site? Mr. Rice responded that there would be one secretary and one mechanic.

Chairman Ruth suggested that Mr. Rice meet with Norm Druschel to discuss the property and any concerns in regard to environmental issues with the DEC. Mr. Rice was aware of the substantial costs of an environmental clean-up.

The Planning Board did not have any further concerns.

Gene Bavis made a motion, seconded to Deb Amsler to adjourn the meeting. Motion carried.

The meeting was adjourned at 8:15 PM.

Gail Rutkowski, Clerk