

WILLIAMSON PLANNING BOARD

Meeting Minutes May 3, 2016

Present:

J. Ferrante
J. Fox
D. Hoffman
A. Reid
J. Willis

Absent:

R. Stevens, Alternate

Also in attendance: T. Watson, J. Maliga, S. Gilbert, D. Brandon, D. Brandon, A. D'Angelo

The **Work Session** was opened at 7:00 p.m. by J. Fox, Acting Chair for the May 2016 Planning Board Meeting. Agenda items were discussed and materials reviewed. Training opportunities were also discussed.

The **Planning Board Meeting** was opened at 7:30 p.m. by J. Fox, Acting Chair.

The Motion was made to approve the Minutes of the April 5, 2016 Planning Board Meeting as written. Motion carried.

AGENDA

Agenda Item 1

Application for Subdivision of Land Review per Town of Williamson, Town Code, Chapter 152, Article III, Section 152-8 and for Site Plan Approval per Town of Williamson, Town Code, Chapter 178, Article VI, Section 178-83 for Pinewoods Engineering, 42 Aston Villa, North Chili, NY 14514. Property is 18.31 acres located at 2894 Kenyon Rd, owned by David and Denise Brandon, and zoned A-1 (Agricultural).

The Public Hearing was opened.

David and Denise Brandon were present, Sara Gilbert presented.

The applicants have owned the property for many years and recently lost the previous house on the property to a fire. Their intent is to divide the property into two lots for residential use; rebuilding a new house on the property for the applicants in a slightly

different location and give the remaining lot of approximately 5 acres to their daughter and son-in-law.

This application has gone to the Drainage Committee who made recommendations prior to their approval of the application.

Septic discussion –

The existing system is shown on the Site Plan. If it is deemed this system is not able to be certified, the modified system will be implemented and is also shown on the Plan. The property has a very high water table. The new system was described in great detail including: description of the sand filter, modified mound, natural ridgeline, property line distance requirements (10 feet), drainage flow, pumping capacity, power failure capabilities.

Additional discussion included –

√ flag lots – the flag lot description was reviewed in the Code Book and requirements are met

√ driveway width – the map currently shows the driveway at a width of 10 feet – NYS Fire Code states that with a driveway of more than 500 feet a turnaround is required and the driveway width requirement is 12 feet for emergency vehicles; the applicant agrees to make these changes

√ NYS Code Requirements are met regarding the septic issue

√ the 14 acres behind the house are woods and wetlands

√ the applicants daughter and son-in-law plan to build next year

√ right-of-way – there will be a right-of-way for future use

The Public Hearing was closed.

The Motion was made to approve the Application for Subdivision of Land Review per Town of Williamson, Town Code, Chapter 152, Article III, Section 152-8 and for Site Plan Approval per Town of Williamson, Town Code, Chapter 178, Article VI, Section 178-83 for the property located at 2894 Kenyon Rd, owned by David and Denise Brandon with the following contingencies:

- 1. Drainage Committee approval**
- 2. An additional east/west swale be installed on the north side of the property to drain to a new culvert**
- 3. The Plan will show a property width minimum of 19 feet at the driveway**
- 4. Per NYS Fire Code a turnaround will be added to the driveway and the driveway width will be increased to 12 feet**
- 5. An easement will be required for use of the driveway**

Motion carried pending completion of contingencies listed: approved by 3 votes; opposed by 2 votes.

Intra Board

No discussion.

The Motion was made to adjourn the Planning Board Meeting at 8:18 p.m. Motion carried.

Respectfully submitted,

Joanne Greaney