

## WILLIAMSON PLANNING BOARD

Meeting Minutes  
October 5, 2010

APPROVED

**Present:**

T. DeMarree, Chair  
G. Ehresman  
J. Ferrante  
D. Hoffman, Alternate  
J. Willis

**Absent:**

J. Fox  
E. Loveman

Also in attendance: Ed Swingly, Mike Bixby, Fred Shelley (Shelley Associates), Bob Hutteman (Lu Engineers), Brian Daminck, Gary Orbaker

The **Work Session** was opened at 7:00 p.m.

Copies were distributed and the Agenda Items for the Meeting reviewed.

The **Planning Board Meeting** was opened at 7:25 p.m. by T. DeMarree.

D. Hoffmann was appointed as a voting member for the October 5 Planning Board Meeting by T. DeMarree.

**A Motion was made to approve the Minutes of the August 3, 2010 Planning Board Meeting as written. Motion carried.**

**AGENDA**

➤ **Agenda Item #1**

Ed Swingly – Concept plan for a two lot subdivision at the south east corner of Willow Drive and Congdon Road

E. Swingly and B. Hutteman (Lu Engineers) present.

Discussion included:

Buyer requesting approval before purchase of property  
Water and sewer available  
Zoning requirements met  
Exceeds frontage requirements

T. DeMarree asked for questions/comments/concerns

There were concerns about:

- the 25' driveway access (2 – 25' driveways)
- the division of the property
- future development

Following discussion the following suggestions were made regarding the Concept Plan:

- One consideration is to make one 60' shared driveway (deeded)
- Reformat the lot division

Following this discussion T. DeMarree asked if there were additional concerns; there were none.

➤ **Agenda Item #2**

One lot subdivision for Edward Lockley, 6997 Salmon Creek Road

F. Shelley (Shelley Associates) present. Maps were reviewed.

Public Hearing opened.

Applicant is selling house to daughter; will continue to reside in house with daughter.

Zoning requirements are met; shed will need to be removed. There is public water and septic.

T. DeMarree asked for any questions, comments or concerns.

T. DeMarree will complete SEQR.

**A Motion was made to approve the one (1) lot subdivision on Salmon Creek Road as requested following verification of water service. Motion carried.**

➤ **Agenda Item #3**

Two lot subdivision, Section 3, F W Cornwall Trust, 3906 Lake Road

F. Shelley (Shelley Associates) present. Maps were reviewed.

Property includes apple orchards and open land. One acre (3.2) – no water service; 7 acres (3.1) open land.

The question was asked if there were any designated wetland boundaries on the property; there were not.

Water service would need to be hooked up prior to inhabitation and the property will need to be approved with a Certification of Occupancy.

**A Motion was made to approve the request for a 2 lot subdivision, Section 3, F W Cornwall Trust, 3906 Lake Road as requested. Motion carried.**

T. DeMarree will complete SEQR.

➤ **Agenda Item #4**

Gary Orbaker; exemption from further review at this time for a one lot subdivision of his house off of the Orbaker Farm parcel that it is on

G. Orbaker and F. Shelley (Shelley Associates) present.

One acre parcel includes existing house and pole barn.

Following discussion T. DeMarree asked for questions, comments, or concerns; there were none.

**A Motion was made to approve the request for exemption from further review at this time for a one lot subdivision of house from Orbaker Farm parcel as requested. Motion carried.**

➤ **Agenda Item #6**

Drainage Committee referrals to Planning Board for review:

Cole Subdivision Site Plan, Jersey Road

Cornwall Trust subdivision map (Section 3), Lake Road

F. Shelley (Shelley Associates) present.

Cole Subdivision includes:

4 – 5 bedroom house

municipal water

new driveway

10 acre parcel

It was also reported that the existing culvert will be replaced with a 12-inch culvert.

Cornwall Trust Subdivision; see Agenda Item #3

The Planning Board is in agreement with the recommendations made by the Drainage Committee.

Public Hearing closed.

Brian Daminck was present and was invited to submit his proposal for a subdivision of his property on Townline Road. It was explained to him that his item was not included on the Agenda but that the Planning Board would review at this time with suggestions.

Discussion:

- 65 acre total parcel
- city water; private sewer
- no wetlands
- interested in subdividing 4 acre section; 150 foot frontage

Applicant will have property surveyed and will submit subdivision plan.

### **Intra Board**

Charette update-

Grand Opening on Saturday

Article in Sun/Record

Opening of the "pocket park"

Revitalization (\$200,000) used \$100,000

Mural plans are ongoing; one mural will be on the wall of the old firehouse on Main Street; the theme/topic historical fire company; one plan is to sell "squares"; another possible mural will be on the "brown wall" and will include local artists and volunteers

**A Motion was made to adjourn the meeting at 8:35 p.m. Motion carried.**

**Respectfully submitted,**

**Joanne Greaney**