

TOWN OF HOUNSFIELD PLANNING BOARD MEETING

August 1, 2006

The regular monthly meeting of the Town of Hounsfield Planning Board was called to order at 7:00 PM at the Town Offices, 18774 Co. Rt. 66, by Chairperson Kathy Snyder and the Pledge of Allegiance was said.

Members present were: Kathy Snyder, Ed Rohr, Dave Cutter, Deborah Johnston, and Mark Farrington. Alternate member Tina Jones was also present.

The minutes of 7/3/06 were read and a motion was made by D. Cutter and 2nd by D. Johnston to approve them with the correction of one word. All voted aye and the motion was carried.

Mrs. Snyder added that the special meeting that was mentioned in the minutes was held with the Town Board, Larry Hasseler, the attorney representing the Town, Kris Dimmick, engineer representing the Town, and Bruce Alcombrack, the Highway Superintendent and they agreed that a second Public Hearing for the Blue Heron Landing subdivision was not needed.

Shereen Daly of Watertown, Case # 45, was present with an application for a dance school studio in the former warehouse of Jeff Bulk Milk Co-Op at 19401 NYS Rt. 3. This is an existing business and she has lost her lease in Watertown. She plans to renovate the front portion of the warehouse. The Board asked about parking and signage. A Public Hearing was set up for August 15 at 7:00 PM and a copy of the application will be sent to the County Planning Board for their review. The Board asked Ms Daly to have a map of the parcel with set back information available at the Public Hearing.

Marlene Lennox, Deputy Zoning Officer, gave the Zoning Officer's Report.

In the matter of Blue Heron Landing subdivision, the Board has reviewed updates tonight and attorney, Larry Hasseler listed the conditions for final subdivision approval that have been agreed on. Jeff Kenney, Water Department, talked about an agreement with Mr. Lawler where he would provide the Town tools, training and extend the warranty to four years to work with the HDPE water pipe that will be used in the project.

A discussion was held about the storm water retention lot being conveyed to the Town along with the water distribution and the roads. Mr. Dimmick explained that it is a normal practice for Towns to maintain storm water retention areas and it is not very time consuming.

A discussion was held about the lots that are not being developed because of wet lands. Mr. Lawler told the Board that it is his intention to improve these lots with more drainage so in the future they will be able to be developed but they will not be included in this project.

The Board completed the SEQR report. There was a question about the archeological sensitive areas that are listed on the application. Mr. Dimmick told the Board that DEC will pass this on to SHIPO as part of their review. Mr. Paul Fowler commented that in his experience as a contractor, SHIPO does not have any requirements for archeological areas if it is or has been tilled soil as is the case here.

A motion was made by K. Snyder and 2nd by E. Rohr that regarding case # 39, Blue Heron Landing subdivision, the Planning Board has made a finding that this is a SEQR type 1 action with a negative declaration. All voting aye.

A motion was made by K. Snyder and 2nd by D. Johnston to approve final plat for case # 39, Blue Heron Landing subdivision with conditions: 1) The approved restrictions shall be included in all deeds. 2) The owner shall enter into an infrastructure agreement with the Town regarding streets, water, and storm water. 3) The owner shall obtain all permits as required, including Dept. of Health, Jefferson County Planning and DEC. 4) The six conditions of approval as set forth on the final subdivision map dated June 27, 2006. All voted yes in a roll call vote and the motion was carried.

After the floor was opened for comments a discussion was held on Planned Development Districts (PDD). Mrs. Snyder thinks that the Board needs education on exactly what they are and how to go through the process.

There was also a discussion on the Rt 3 Advisory Committee and suggestions of EDR. Mrs. Snyder said that she thinks these committee meetings are a waste of time.

This meeting was adjourned at 8:18 PM.

Respectfully Submitted,

Diane M. Nier
Town Clerk