

TOWN OF HOUNSFIELD PLANNING BOARD

June 5, 2007

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

Members present were Kathy Snyder, Ed Rohr, Deborah Johnston, Mark Farrington, Tina Jones, and alternate member, Don DiMonda.

The Minutes of 5/1/07 were read and a motion was made by Deb Johnston and 2nd by Tina Jones to accept the minutes pending a correction on how the Town Law 280A sec. 5 should be used in the case of Mr. Matson's proposal to build off Youngs Road or the end of Martin Road. All voted aye and the motion was carried.

Terrel Zumbach, case # 56, was present for a land division application. Mr. Zumbach wants to divide out three lots from his farm on NYS Rt 3 between Purpura Corners and Bedford Creek. The Board was concerned about a 33 ft. right of way to a back lot on Rt. 3. next to Mr. and Mrs. Wehr in the back and Mr. and Mrs. Montford in the front. Although Mr. Zumbach's back lot wraps around these three new parcels and an existing residential lot, and has over two thousand feet of road frontage on the other side, this 33 ft. right of way is the route he prefers as access to his field because it is dryer ground. The Board suggested to Mr. Zumbach that he include a right of way in lot # 1's description and he would have access to his field without leaving a narrow strip as frontage. Mr. Zumbach will discuss this proposal with his buyer.

Ed Rohr made a motion to accept a land division proposed by Terrel and Carmen Zumbach, case # 56, pending a change on his survey map of adding the 33 ft. strip to lot # 1 so it's southern boundary meets the boundary of Clyde & Barbara Wehr and have it described in that deed as a right of way belonging to Mr. Zumbach. This motion was 2nd by Deb Johnston. A roll call vote was taken and all voted yes. This motion was carried. Mr. Zumbach will contact Mrs. Snyder for a signature when his map is changed.

Dara Oliver was present for her husband Kevin, NYS Rt. 180, with a lot line change proposal. Their residence is parcel # 81.00-1-22.1, 36.02 acres, over one thousand ft. frontage on NYS Rt. 180 and adjoining this parcel to the northeast is a two acre parcel that Mr. Oliver owns # 81.00-1-22.3 with 208 ft. road frontage on the Evans Road. Mr. Oliver is proposing to merge a 0.33 acre parcel with the two acre parcel on the Evans Road. This will give parcel #2 twenty-six feet on Rt. 180 and will enable Mr. Oliver to hook up to the municipal water line. Mr. Rohr read from the Zoning Law that if a parcel has frontage on two or more roads it needs to have the appropriate road frontage on all roads. The Board suggested that Mr. Oliver change his frontage on NYS Rt. 180 to 150 ft. This project is tabled for now.

A Zoning Officer's Report was given by Marlene Lennox.

Mrs. Snyder said that she received notice from the County that the Cring division on Burton Rd. has been filed.

At this time case # 54, Ronald Brimmer, land division, will return to the Board and Mr. Brimmer was present. The Board received a letter from the Highway Superintendent stating that he intends to build up Slater Road well past the Brimmer lots involved in this division. The construction will begin after June 7th. The Board agreed that last month's tentative approval is now a final approval and the map will be stamped and signed tonight.

Kenneth Lawrence, Co. Rt. 63, case # 58, was present with a simple land division. This will divide out a 1.04 acre lot from a lot of over 92 acres to build a home. After Board review of the application they unanimously decided to approve this division.

Planning Board Meeting 6/5/07

Page 2

The floor was opened and a discussion was held about procedure on land division applications. The Board agreed that if the applicant wants to come in with a tax map for a preliminary consultation and bring back the survey maps at a later date that is fine. If they want to bring survey maps at their first visit, it is up to them.

A question was asked about the changes to the Zoning Law and a draft will be reviewed after the regular meeting tonight.

This meeting was adjourned at 8:36 PM.

Respectfully Submitted,

Diane M. Nier
Town Clerk