

Town of Hounsfield Planning Board
Special Meeting Minutes
March 19, 2012 7pm

Present: Chairman Yvonne Podvin, Vice-Chairman Paul Locy, Ginny Savage and Mel Castor
Absent: Maryanne Oliver

At 7:02pm Chairman Podvin called the meeting to order with the Pledge of Allegiance.
The secretary called the roll and a quorum was established.

#01-2012

Chairman Podvin reviewed the application. She noted that there is a potential for erosion or increased traffic, which would change the character of the neighborhood. She is uncertain if there are any endangered species on the property. A full environmental assessment is required in this case. Chairmain Podvin moved to declare the need for a full environmental assessment for this project. Vice-Chairman Locy seconded the motion. Vote 4-0; all in favor.

Attorney Livingston and Chairman Podvin discussed the need for an environmental assessment which would have a direct bearing on the right of way. He noted there are two separate applications, wanted to clarify that the long EAF was needed for both applications. Chairman Podvin confirmed the EAF is needed for both applications.

Ms. Podvin noted that the zoning law requires all land divisions to be categorized as either a land partition, or a subdivision. She believes this application should be classified a subdivision per land use regulations. Chaiman Podvin moved to declare the application a subdivision; Vice-chairman Losey seconded the motion. Vote 4-0; all in favor.

Chairman Podvin will provide Attorney Livingston with the documentation and forms required. Mr. Livingston stated he would have the documentation ready by the next meeting.

Pre-application Conference - Mike Campbell – Great Lakes Realty

Mr. Campbell has a client who is in the process of securing a the former “Trading Post” property at the corner of Rt. 3 and Rt. 75. It will continue as retail use, the plan is to divide the space into eight separate retail areas.

Mr. Campbell reviewed an aerial image with the Board. When the agreement is finalized he will discuss the issue further with the board. He plans to have a full application before the board at the next meeting.

Chairman Podvin reminded the members of the board that the Tug Hill Local Government Conference is on March 29th at Jefferson Community College.

Public Comment

Mr. Overton – Foster Park Road - expressed safety concerns if the right of way is granted in the location it has been requested. He is concerned emergency responders will not be able to access the area. The pedestrian traffic on the road is also heavy and the development being considered will increase the amount of traffic on a road that is already small and closely crowded by homes and vehicles. The applicant has an alternative way of getting to her property and does not need to cut through.

Tracey Debona – Foster Park Road – also confirmed the traffic is heavy and will be made worse with more activity, plus the speed limits are not enforced.

Attorney Livingston – noted he is also a tax payer in the Town of Hounsfield and wanted to say something – he stated that the first application is to change the location of a driveway on private property, he said they are asking the Board for approval so that the taxes can be sent to the person that uses driveway. However, it does not require planning board approval to change the driveway on private property. Additionally, there are now two parcels and when the property line is changed there will still be only two parcels. The use is not changing, there is a cottage and a lot at the end and there will be the same thing after the lot line is changed. There will not be any greater traffic flow to the area.

Chairman Podvin noted that the Planning Board believes there will be additional traffic.

Attorney Renzi could not be here tonight to discuss the issue further, however the board opinion is that the division will create an unsafe increase of traffic.

The Planning Board also wants to balance safety and the wishes of the town residents with the wishes of those who wish to develop property.

Kathy Overton – Foster Park Road – The proposed road was never engineered to be anything but a camp road. It can hardly be considered safe for emergency vehicles when it is not a real road.

Robert VanBrocklin – Foster Park Road – Mr. VanBrocklin has been a resident of Foster Park Road for 25years. He reiterated that the road is very narrow, the houses are very close to the road and additional traffic would cause a bad situation.

Sherry Rogers – Rt. 3 – Spoke to the board about how Foster Park Road went from a private road to a public road, and that there is not a way to limit the amount people that use a public road.

At 7:25pm, hearing no more comments Chairman Podvin asked for a motion to close the meeting.

Vice-chairman Locy moved to close the meeting; Ginny Savage seconded the motion.

Vote 4-0; all in favor.

Meeting was adjourned.

Respectfully submitted,
Gertrude Mead Karris
Secretary