

## **TOWN OF HOUNSFIELD PLANNING BOARD**

**November 6, 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.

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

The minutes of 10/2/07 were read and a motion was made by Deb Johnston and 2<sup>nd</sup> by Kathy Snyder to accept the minutes. All voted aye and the motion was carried.

William and Colleen Lawler, case #67 were present with a site plan application to change the use of buildings on NYS Rt. 12F from residential to commercial use. He would be renting the building for a commercial warehouse and office space. The Board reviewed the site plans and a public hearing was set up for 12/4/07 at 7:00 PM.

A representative of the Family Dollar Store was present with a site plan application and preliminary drawings to build a store on NYS Rt. 12F. The plans were reviewed by the Board and comments of the Town engineer were addressed. Tina Jones asked if a peaked facade could be used for the front of the store and she also wanted to make sure that it will be brick siding on the front and it was assured that it will be brick. A public hearing is required for this and the Board set the date for 12/4/07 at 7:15PM. Mrs. Snyder said a representative needs to be present to answer questions from the public.

A Gympo representative was present about a land division on land being conveyed from Robert L'Huilier to James Mercer on the corner of NYS Rt. 180 and Military Road. Mr. Mercer would like to divide it into three lots. Mrs. Snyder suggested that an application and maps be brought to the Town Clerk when they are ready.

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

Mrs. Snyder mentioned to the Board that there will be a Planning Workshop at JCC on 11/28.

At this time the floor was opened to the public and William Lawler asked for a copy of the Land Division Law and he was told that it is available on the Town website on the Zoning Officer's page. He also wanted to know how long it takes for a land division and the Board told him that it depends on how large it is and that they would look at a preliminary plot plan first before having a survey done.

Mrs. Snyder had some information that the Zoning Officer had inquired about on Heron Bay Cliff subdivision, off NYS Rt. 12F. The division of four lots was approved in July of 1999 and Mrs. Snyder read provisions of the common private drive and right of way that is jointly owned by owners of the four lots involved and was filed with the County Clerk in March of 1996. A right of way shift was approved in 2001 and this was filed also. The Zoning Officer said that she was still confused about road frontage for these parcels.

This meeting was adjourned at 7:46 PM.

Respectfully Submitted,

Diane M. Nier  
Town Clerk

