

TOWN OF HOUNSFIELD PLANNING BOARD MEETING

July 7, 2015

The monthly meeting of the Town of Hounsfield Planning Board was called to order by Chairperson Yvonne Podvin at 7:00 p.m. at the Town Hall, Co. Rt. 66. The Pledge of Allegiance was said.

Members present were: Yvonne Podvin, Mel Washburn, Kelly Harrienger and Paul Locy. Maryann Oliver arrived at 7:15 p.m.

The minutes from June 2, 2015 were approved with Kelly Harrienger making the motion and Paul Locy seconding. All approved. Tim Scee Town Supervisor and David Renzi Town Attorney were also in attendance.

#2015-07 Tax map #81.00-1-5. Located at 16904 NYS Route 12 F, Dexter, NY
JCIDA proposes a light industrial/warehouse project to be erected at this site.
JCIDA is located at 800 Starbuck Avenue, Watertown, NY

A public hearing was opened and there was no comment from the public. A resolution was made by the Town Attorney, David Renzi to close the public meeting. Mel Washburn seconded. The motion carried unanimously.

A long form SEQR for Lead Agency Status was gone through with Town Attorney reading the SEQR to the Board and getting their responses. This was Part 2 – EAF documentation for a small impact project.

A resolution for a negative declaration is proposed. The motion was made by Paul Locy and Kelly Harrienger seconded. The resolution was read by Town Attorney David Renzi and was added to the record.

Mr. Michael P. Bontje was present from B. Laing Associates to answer any question that the Board might have about the project.

It was determined that there would be no significant environmental issues from this project.

A roll call approval was given to approve the resolution. The resolution carried.

A motion was made to give approval for preliminary site plan approval by Mel Washburn. Paul Locy seconded the motion. A roll call was given to approve the motion. All approved. The resolution carried and was signed by each member of the Board.

#2015-08 Tax map #81.00-1-14.32 Located at 22877 Bell Ridge Road, Dexter, NY

Owned by Eric Purcell

Mr. Purcell is requesting a lot line adjustment on a previously approved lot. Mr. Patsy Storino was in attendance to represent Mr. Purcell. In 2013 approval was granted for a land division. A house was built on lot # 2. He wants to add a small amount to this parcel from lot #1. This will make lot #2 a 9.9 acre parcel and the other parcel will be 5.6 acres.

The Board looked over the survey.

Maryann Oliver made a motion to approve this lot adjustment. Paul Locy seconded. All approved.

The mylar was signed and Chairperson Yvonne Podvin informed Mr. Storino that a letter of approval would be sent out in the next day or two.

#2015-09 Tax map #81.00-1-30.2 Owned by Hans Schabert

Mr. Tim Kittleson wants to buy land on the North side of Evans Road. He would like to create a 1.5 acre lot from a 135 acre parcel. He would like to build a house adjacent to Evans Road. He brought a statement from the Department of the Army Corp. of Engineers regarding wetlands. The letter states that it is approving a house to be built on this land. A notarized copy of the letter was given to Chairperson Yvonne Podvin. One acre would be disturbed by the building of a house. Mr. Kittleson is just wanting to buy the land at this time.

A survey was submitted for the Board to look over. The mylar was presented. Chairperson Yvonne Podvin requested that Mr. Kittleson pick the signed mylar up on Thursday.

A motion was made by Mel Washburn to approve the land division. Maryann Oliver seconded the motion. Motion carried.

#2015-10 Tax map #73.18-1-2.31 Located at 19431 Route 12F. Owned by James Lacombe.

Mr. Lacombe is the owner of an auto repair shop. He would like to sell cars from his business. He would sell no more than five cars at one time.

The question was asked if there has to be a site plan review in order now to sell cars. The Board went over page 13 in the Town of Hounsfield Policy Book. The retail large section. They decided that automotive repair shop should cover all aspects of automobile services.

Page 7 was gone over and Auto Service Station was not defined clearly.

Page 22 was also looked over.

It was decided that all are in agreement that selling cars is part of the service station and can be part of the original site plan review and we will go ahead with approval. Chairperson Yvonne Podvin asked the Board if they would like more time to look into the matter or if they are comfortable making the decision tonight. The Board decided to go ahead with the approval. Paul Locy made a motion to approve and Mel Washburn seconded the motion. Motion carried.

Mr. Lacombe was informed that a letter would go out in a day or two so that he could proceed with his plans.

Marlene Lennox, Zoning Officer gave her report. Mrs. Lennox brought up the fact that Mr. Tomm Maxon is selling items from his land in Dexter. The Board discussed Mr. Tomm Maxon's business and it was decided that if he is only selling products made from the land it would be covered by "right to farm".

Town Supervisor, Timothy Scee spoke to the Board about their approval of the service station going from selling a service to selling product. He was hesitant about the approval. A discussion ensued.

Paul Locy made a motion to adjourn the meeting. Mel Washburn seconded the motion. The meeting was adjourned at 8:10 p.m.

Respectfully submitted by Sheryl Crandall