

Town of Milton Planning Board April 14, 2010

Attendance: Keith Leal (Chair), John Frolish, Jim Staulters, Ben Zlotnick, Ron Lacey, John Whittel, Larry Woolbright, Armand Scatena (alternate), Garry Robinson (engineer), Martin Pozefsky (attorney), Wayne Howe (zoning official), Frank Blaisdell (town board liaison), Sue Talmadge (secretary).

The meeting was opened with the Pledge to the Flag.

Chairman Leal announced the Stack request has been withdrawn and would not be on the agenda.

Whittel made a motion to approve the minutes of March 10, 2010. Staulters made a second. Woolbright abstained. All members voted in favor.

Public hearing Baird/Thornhill subdivision on Geyser Road

Skip Baird represented his application explaining he would like to divide a ten+ acre parcel into two – five acre lots. He had contacted Ted Serbalik at the county DPW and he is willing to issue a curb cut permit at the time of a building permit.

Howe indicated he had also spoken to Serbalik and was under the understanding that it is not common practice to issue a curb cut permit until the county knows where the new home would be placed on the property. Mr. Serbalik stated that he would issue a curb cut permit in the future.

Staulters made motion for a negative SEQR declaration advising the chairman to sign the form on behalf of the board. Lacey made a second. All members voted in favor.

The public hearing was opened.

There were no public comments. Everyone had an opportunity to speak. The public hearing was closed.

Whittel made a motion to approve the subdivision as shown on map dated 11-19-04 and updated on 9/12/07 with the following conditions:

1. A county curb cut permit is obtained at the time of building permit.
2. The septic system insert shown on the survey be removed prior to the final Mylar being signed.

Lacey made a second. All members voted in favor.

Review Bolt subdivision 464 Route 29

Mr. Nimmo represented Mr. Bolt. Mr. Bolt had given verbal permission to the secretary at 4:55 PM on April 14.

Mr. Nimmo explained he currently leases the winery on the property and his landlord, Mr. Bolt, is willing to sell him two acres with the winery. The two acres would utilize the single lot exemption in the R2 zone. There would be two additional lots of five acres each and the remaining land would be vacant.

Discussion ensued.

Frolich indicated he would like to see the existing landfill delineated and would like information about any borings that may have been done.

Nimmo explained he does not believe that any of the smaller lots have the landfill on them. Nimmo indicated his own well water testing for his business came back fine.

Leal explained the SEQR process looks at the quality of ground water.

Robinson indicated the closure report from DEC could be looked at - the landfill needs to be outlined.

Nimmo inquired about changing his existing site plan approval for the winery to move the dumpster away from the building.

Leal explained that any changes should be brought to the zoning official first. They would look at it together and a decision would be made if the applicant would have to come back to the board for further site plan action.

Regarding the subdivision – next submission the applicant would need to provide the board with the following:

1. Long Environmental Assessment Form - due to the existing landfill on the property.
2. TOPO
3. Wetland delineation.
4. Landfill location (applicant advised to see DEC for closure plan)
5. Driveway easement agreement or move driveways to individual parcels.

Public hearing was scheduled for May 12th at 7:05 PM.

In other business Leal indicated that no comments had come in from any board members in regards to the subdivision regulations. He would move forward with the committee. A correction was noted in last month's minutes. The code they are addressing is 154 of the town code, not 180.

There was no other business. The meeting was adjourned.