

PLANNING BOARD  
JANUARY 12, 2012

PUBLIC HEARING

Application 11-5 Walnut Street LLC would like to do a 2 lot major subdivision on County Highway 38 in Arkville. Tax map # 285-2-48.111.

AGENDA

1. Approve/amend minutes from the December 10, 2011 meeting.
2. Action on application 11-5 Walnut Street LLC.
3. Application BLA-244 Richard Liddle would like to combine 3 lots on 2308 Bragg Hollow Road in Haclottsville. Tax map # 220-1-10.31, 220-1-10.57 & 220-1-10.58.
4. Temporary Certificate of Occupancy extension for Fred Anderes at 478 Fox Ridge Road in Margaretville.
5. Resign map for Charles & Agnes Freas and Josef & Victoria Schoell from 1996.
6. Anything else to come before the meeting.

The Town of Middletown Planning Board held their regular monthly meeting on Thursday, January 12, 2012 at 6:30 p.m. in the Town Hall, 42339 State Highway 28, Margaretville.

Board Members present:

Acting Chairperson-----Katherine Somelofski

Other members-----John Nolan, Sue Finch, Barbara Puglisi and Glenna Herz

Others present: Andrew Nappi (alternate), Herb Finch, Allen Hinkley, Rob Allison,, Scott Soderback, Greg Kottimer, Charles Kowalski (alternate), Kent Manuel (Del Co Planning), Patrick Davis and Beth Bush.

Acting Chairperson Somelofski called the public hearing to order at 6:30 pm.

Application 11-5 Walnut Street LLC is requesting a 2 lot subdivision with a flag lot, proposed lot 1 is 24.98 acres and proposed lot 2 is 100+- acres. The Zoning Board of Appeals approved a variance for exceeding a 10% grade with the following suggestions: The applicants should clear any work with NYSEG due to powerline proximity, clear any work with Arkville Water, Superintendent is requesting a 50' setback from water tank fence to property line, address the fire access issue, fire chief concerned with not being able to access tower if an automatic alarm goes off, possibly put a residential restriction on the property due to the property's steepness. An email was received from John Reynolds from the County DPW indicating that access to the property will need an access permit. There were no public comments on this application.

Acting Chairperson Somelofski closed the public hearing and called the regular meeting to order.

Sue Finch made a motion to approve the December minutes with the amendment to change BLA-243 motion to approval rather than send to ZBA. Glenna Herz seconded motion. Motion carried.

Action on application 11-5 Walnut Street LLC. A short form EAF was completed for this application. John Nolan made a motion for a negative declaration. Sue Finch seconded motion. Motion carried. This was discussion on the road steepness. John Nolan made a motion approve this subdivision to follow the ZBA suggestions. Sue Finch seconded motion. Motion carried.

Application BLA-244 Richard Liddle would like to combine 3 lots on Bragg Hollow Road in Halcottsville. He would like to combine two lots with his farm. John Nolan made a motion to approve this application as presented. Barbara Puglisi seconded motion. Motion carried.

Fred Anderes requests to extend his Temporary Certificate of Occupancy for one year on 478 Fox Ridge Road in Margaretville. He has had some health issues and can't work on the house right now. John Nolan made a motion to extend the Temporary for 1 year. Glenna Herz seconded motion. Motion carried.

Mr. Greg Kottimer has asked the board to resign the map from 1996 for Charles and Agnes Freas and Josef Schoell on County Highway 3 in Margaretville. All the maps were done, deeds filed but the map was never filed. An updated signature is needed in order to file the map. Barbara Puglisi made a motion to resign the map. Sue Finch seconded motion. Motion carried.

Application BLA-245 Walnut Street LLC would like to convey 50' from his property on County Highway 38 in Arkville to Todd Johnson % Scott Soderback and Karen Patrick. This property is currently maintained and mowed by Mr. Soderback. John Nolan made a motion to approve this application as presented. Sue Finch seconded motion. Motion carried.

Supervisor Miller is requesting a planning board member to be on the Flood Commission and she is also requesting an alternate member be recommended also. The Planning Board recommends Sue Finch to the Commission and John Nolan as an alternate.

Katherine Somelofski asked what the planning board's next step would be in regards to looking at the regulations? Kent Manuel said that the town board will need to decide that.

Glenna Herz made a motion to adjourn the meeting at 7:00 p.m. John Nolan seconded motion. Motion carried.