

CLERMONT PLANNING BOARD
JUNE 11, 2008

The meeting of the Clermont Planning Board was held on Wednesday, June 11, 2008 at the Town Hall. Those members present were Chairman Laurence Saulpaugh, Nancy Sperry, Clayton Andrus, Robert Queirolo, Aldo Dusman and Tom Jantzen. Garret O'Connor was absent.

Others present were Dan Wheeler, Andy Howard, Dianne O'Neal, William Phillips, Scott DeLaurentis, Richard Jones, Bob Desmond, Chuck Abrams, Patricia Hinkein, James Potts and Raymond Staats

Chairman Saulpaugh opened the meeting. The minutes of the May meeting were approved on a motion made by Clayton Andrus, seconded by Nancy Sperry. All in favor. So carried.

A motion was made by Clayton Andrus, seconded by Nancy Sperry to close the regular meeting and open the public hearing of Scott and Gary DeLaurentis on Commons Road.

PUBLIC HEARING: Scott and Gary DeLaurentis – Commons Road – Boundary Line change to merge .785 acres from a parcel of 30.253 to a parcel of 6.250 acres and merge 3.010 acres to a parcel of 3 acres. There was no one present for or against this proposal. The maps were reviewed and there were no questions by any of the board. The Agricultural Data statements were sent, the deed descriptions and certified return receipts were presented. A motion was made to close the public hearing by Tom Jantzen, seconded by Clayton Andrus. All in favor. So carried.

A motion was made by Clayton Andrus, seconded by Nancy Sperry to declare a negative impact on SEQRA. All in favor. So carried.

A motion was made to approve the DeLaurentis boundary line changes by Nancy Sperry, seconded by Tom Jantzen. All in favor. So carried.

A motion was made by Clayton Andrus, seconded by Nancy Sperry to close the regular meeting and open the public hearing of William Phillips on County Route 6.

PUBLIC HEARING: William Phillips - County Route 6 – Subdivision of 5.50 acres into three lots – Lot 1 – 1.035 acres, Lot 2 – 1.683 acres and Lot 3 – 2.780 acres.

Nancy Sperry will recuse herself from voting on this matter. There was no one else present for or against this proposal. A letter was received from Phil Gellert with no objection to the proposal. Bob Desmond, a member of the ZBA noted that there should be a restriction that there are no multi-use units or accessory apartments allowed on the lots. The restrictions noted on the maps are for no further subdivision and single family residential only. Aldo Dusman asked about a shed, which is shown on the map, however, it has been removed. Bob said that they had an opinion that an accessory use is a residential use. The resolution passed by the ZBA said that it should be on the map and deed.

Dan Wheeler feels that the shed should be removed from map and the statements should be noted on map. The statement does say that the shed will be removed and it has been so it should not be shown.

Utility easement (1 – 7) are not all clearly marked on map or cannot be determined.

It was determined that both restrictions should be in the deed, no further subdivision and no accessory apartments. Also the board has required a shared driveway maintenance agreement in the past. It is noted in the deed but is better to have a maintenance agreement. It is a separate agreement, which provides ingress and egress, maintenance of the road, etc. Andy Howard has told Mr. Phillips that his attorney can contact him for a sample agreement.

A motion was made by Nancy Sperry, seconded by Clayton Andrus to continue the public hearing until next month. All in favor. So carried.

Robert Queirolo made a motion to open the regular meeting, seconded by Clayton Andrus.

DIANNE O'NEAL – Site Plan Approval for farmstand, retail store and eating establishment on Route 9. Ms. O'Neal has received DOT approval for the entrance from Route 9 and BOH approval. Dan Wheeler's comments in a May 22nd letter have been addressed. A sketch plan of the interior area was requested as parking is based on the number of uses, lighting, etc. Dan will review but is sure everything has been addressed. A public hearing can be set for July 9th. Applicant to notify adjoining neighbors by certified, return receipt letter.

A motion was made to accept this proposal by Tom Jantzen, seconded by Nancy Sperry and to set a public hearing for next month. All in favor. So carried.

RALPH AND SALLY HINKEIN - Jug Road - Represented by Patricia Hinkein. The applicant would like to subdivide a parcel on Jug Road with 7.439 acres with residence and shop. The parcel is in the five-acre zone and the three-acre zone. The parcel is one half acre short of having the required eight acres for subdivision. The buildings are far enough apart that they can be separated. The Board suggested going to the Zoning Board of Appeals for an area variance for one half acre. Application night is on Thursday, June 12th at 7:00 P.M. A letter will be written to the Zoning Board that the subdivision application was denied.

TOWN OF CLERMONT LOT LINE ADJUSTMENT OF HETTLING LANDS:

Richard Jones, James Potts, Raymond Staats and Dan Wheeler represented the Town for this proposal. The proposal is a boundary line adjustment merging 3.75 acres from former Hettling property to be merged with 5.53 acres of the former telephone company property on County Route 6 for a total of 9.28 acres. Because of the covenants and restrictions on 20-acre parcel, a garage cannot be on any other section of the 20-acre parcel except the western portion. Ingress and egress to the parcel can be obtained from

County Route 6 with a driveway being built up from excavated materials from the garage site.

A motion was made by Nancy Sperry to accept this sketch plan and schedule a public hearing for a boundary line change, seconded by Tom Jantzen. All in favor. So carried.

The Planning Board and Zoning Board of Appeals have received Dan Wheelers comments on the conflicting areas of the Highway Regulations and Subdivision regulations. They will be reviewing them and going over with Dan Wheeler next month.

Mr. Wambach of Community Network would like to go over the forms, which are used by the planning board. The town may be looking at having Mr. Wambach redo the forms.

A motion was made to adjourn by Nancy Sperry and seconded by Clayton Andrus at 9:00 P.M.

Respectfully submitted,

Mary Helen Shannon
Secretary