

**TOWN OF NORTHAMPTON PLANNING BOARD  
MARCH 20, 2017  
7:00 P.M.  
TOWN HALL**

**MEETING NOTES**

**PRESENT:**

**ROBERT SMITH, CHAIRMAN** (via FaceTime at 218 Gabriel Circle, Naple FL 34104)  
**ROBERT ANDERSON**  
**STEVEN NAPLE**  
**JACK GROFF**  
**JIM CONKLING**

**MATT GINTER, CODE ENFORCEMENT OFFICER**  
**SCOTT D. HENZE, PLANNER/GIS FULTON COUNTY PLANNING DEPT.**

**OTHERS:**

**ART SIMONDS, TOWN BOARD MEMBER**  
**KIM BOVEE**  
**DAN CASEY**

**I. CALL MEETING TO ORDER:**

The meeting was called to order at 7:00 p.m.

**II. APPROVE MINUTES OF LAST REGULAR MEETING:**

**MOTION:** To approve the minutes to the January 10, 2017 meeting.

**MADE BY:** Member Conkling

**SECONDED:** Member Anderson

**VOTE:** 5 in favor, 0 opposed

III. **SITE PLAN REVIEW - " THE ICE CREAM TREE" - BRIAN HORTON:**

A. Background (from September 8, 2015 agenda):

- Mr. Horton is proposing to construct a 3,496sf restaurant building that will include indoor and outdoor seating.
- Mr. Horton owns two (2) lots totaling 2.7+/- acres at the corner of NYS Route 30 and CoHwy 152. These lots are comprised of the following:
  - SBL# 31.4-6-1
  - SBL# 31.4-6-2
- The property is currently vacant with one (1) access onto NYS Route 30 and one (1) access onto CoHwy 152.
- Zoning District = Hamlet Mixed Use - 1 acre min required.
- APA Land Use Area = Moderate Intensity - 1.28 acres per principal building.

B. Documentation Submitted/Other:

The applicant submitted the following other materials:

1. Site Plan Map dated August 6, 2015 prepared by Ferguson & Foss Professional Land Surveyors, PC.
2. Preliminary Building Elevation drawing prepared by Theodore N. Kondoprias, Architect, dated June 15, 2015.

C. Old Information (from January 10, 2017 Concept Meeting).

- The following information was provided for the January 10, 2017 meeting:
  - Revised Elevation drawings dated June 2016
  - Revised Floor Plan drawings dated June 2016
  - Conceptual rendering
  - Warranty Deed with Lien Covenant for both parcels.

D. New Information:

- The following new information has been provided:
  - Revised elevation drawings date June 2016 with additional map notes.
  - Lot Layout map/Planting Schedule prepared by Charles S. Haugh Jr. PE a Licensed Professional Engineer.
  - Sign drawing including proposed sign specifications for two (2) locations.
  - Sign lighting specifications
  - Parking lot lighting specifications.
- APA Application Status?

DISCUSSION: Chairman Smith reviewed the background information, as well as the documentation submitted and old and new information submitted with Planning Board members. Chairman Smith asked Planning Board members whether or not they had any questions on the new information provided by Mr. Horton as was required during the January 10, 2017 meeting. Planning Board members had no further questions.

E. Site Plan Review Procedures:

1. Application for Site Plan approval shall be made to the Planning Board using forms supplied by and delivered to the Code Enforcement Officer in the manner prescribed in Subsection 6 below.
  2. Prior to formal submission of a detailed site plan, there shall be a **conceptual sketch plan conference** (Held January 10, 2017) with the Planning Board to review the basic site design concept, provide the applicant with constructive suggestions, and generally, to determine the information to be required in order to have a complete application.
- During the January 10, 2017 sketch plan conference, the Planning Board determined the following had been provided, would need to be complied with or would be waived:
- (a) Name and address of applicant and authorization of owner, if different from applicant. *(Comply) (Provided) (Waived)*
  - (b) Name and address of owner(s) of record, if different from applicant. *(Comply) (Provided) (Waived)*
  - (c) Name and address of person or firm preparing the plan and map. *(Comply) (Provided) (Waived)*

- (d) The zoning district(s) in which the proposed land use activity is located. *(Comply) (Provided) (Waived)*
- (e) The Adirondack Park Agency land classification(s) for the proposed land use activity. *(Comply) (Provided) (Waived)*
- (f) An area map at an appropriate scale showing the parcel under consideration for site plan review, and all properties, subdivisions, streets and easements within 500 feet of the boundaries of the parcel under consideration.  
***(Comply) (Provided) (Waived)***

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (f) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (g) A map of site topography at no more than 2 foot contour intervals. If general site grades exceed 5% or portions of the site have susceptibility to erosion, flooding or ponding, a soil's overlay on the topographic map is recommended. ***(Comply) (Provided) (Waived)***

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (g) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (h) All existing structures, wooded areas, streams and other significant physical features, with the portion to be subdivided.  
***(Comply) (Provided) (Waived)***

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (h) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (i) All the utilities available and all streets which are either proposed, mapped or built. **(Comply)** *(Provided)* *(Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (i) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (j) An aerial photograph at an appropriate scale showing the parcel under consideration for Site Plan review and all properties within 500 feet of the boundaries of the parcel under consideration. *(Comply)* *(Provided)* *(Waived)*

- (k) A copy of the Adirondack Park Agency response to either a Jurisdiction Inquiry Form or permit application (as applicable). **(Comply)** *(Provided)* *(Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (k) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

3. The Code Enforcement Officer or the Planning Board may request additional information including any of the items listed in Subsection 8 below. The Code Enforcement Officer and the Planning Board are not limited to this list and may request any additional information it deems necessary or appropriate. In determining the amount of information it will require, the Code Enforcement Officer or the Planning Board will consider the type of use, its location, and the size and potential impact of the project.
4. The Planning Board may require that any plans submitted as part of a Site Plan application be stamped by a New York State licensed land surveyor, engineer, architect, landscape architect or other appropriate licensed professional as applicable. **(Comply)** *(Provided)* *(Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (f) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

5. The Planning Board may request that conceptual elevation drawings of proposed structures be included in the Site Plan application. *(Comply) (Provided) (Waived)*
  
6. After the conceptual Sketch Plan Review with the Planning Board, the applicant shall provide a minimum of 7 copies of the application for Site Plan review to the Code Enforcement Officer accompanied by information drawn from the checklist in Subsection 7 below and Subsections 4 and 5 above, as determined necessary by the Planning Board at the sketch plan conference. Where applicable, site plan drawings and plans shall be submitted in a large scale format of 22" x 34" or greater and shall also be submitted electronically in GIS or CAD format. In addition to the Site Plan drawings, the applicant shall submit:
  - (a) A long-form Environmental Assessment Form or Draft Environmental Impact Statement (DEIS).
  
  - (b) The Site Plan application fee, as established by the Town Board and any required escrow deposit for review costs, as required by the Planning Board.

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Matt Ginter, CEO stated that the applicant did not submit a long Environmental Assessment Form due to the fact that the APA has classified the project as a Class B Regional Project and therefore has jurisdiction and will perform their own environmental review. Matt Ginter stated that, with this, the State Environmental Quality Review regulations identify that the project is a Type 2 Action not requiring the Town of Northampton Planning Board to do the SEQR analysis. Matt Ginter stated that he is currently waiting for the building design drawings to be submitted.

Scott Henze questioned whether or not the Planning Board would require the large-scale format of 22" x 34" or greater as required within the Zoning Code. Scott Henze stated that, if the Planning Board were to schedule a public hearing on this Site Plan application, then he would recommend that a large-scale format of 22" x 34" or greater should be provided to the Town Clerk for the public to view. The consensus of the Planning Board was that the applicant shall submit a large-scale format Site Plan drawing on a 22" x 34" or greater media to be utilized by the public in the Town Clerk's office.

7. Site plan checklist:

The following is a list of required information to be included in all Site Plan applications.

- (a) Title of drawing, including name and address of applicant and person responsible for preparation of such drawing. **(Comply)** *(Provided)* *(Waived)*

- Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (a) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (b) North arrow, scale and date. **(Comply)** *(Provided)* *(Waived)*

- Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (b) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (c) Boundaries of the property plotted to scale by a New York State licensed land surveyor. **(Comply)** *(Provided)* *(Waived)*

- Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (c) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (d) Existing watercourses, wetlands and floodplains. **(Comply)** *(Provided)* *(Waived)*

- Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (d) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (e) Grading and drainage plan, showing existing and proposed contours. *(Comply) (Provided) (Waived)*
- (f) Location, design, type of construction, proposed use and exterior dimensions of all buildings. *(Comply) (Provided) (Waived)*
- (g) Location, design and construction materials of all parking and truck-loading areas, showing access and egress. ***(Comply)*** *(Provided) (Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (g) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (h) Provision for pedestrian access including sidewalks and street furniture. *(Comply) (Provided) (Waived)*
- (i) Location of any outdoor storage, loading areas, and/or dumpsters. ***(Comply)*** *(Provided) (Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Matt Ginter stated that the Site Plan drawing illustrates the location of the dumpster area located behind the building. Matt Ginter stated that Mr. Horton has indicated that he chose the dumpster location to be located behind the building within a stockade dumpster enclosure so that it is more out of sight. The Planning Board had no further comments.

- (j) Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences. ***(Comply)*** *(Provided) (Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (j) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (k) Stamped plans describing the method of sewage disposal and location, design and construction materials of such facilities. ***(Comply)*** *(Provided) (Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Matt Ginter stated that he has the designed engineered septic plans that were also submitted to NYS Department of Health (NYSDOH) for approval. Matt Ginter stated that a NYSDOH approval letter issued December 22, 2016 was provided. The Planning Board had no further comments.

- (l) Description of the method of securing potable water and the location, design and construction materials of the facility that will supply that water. **(Comply)** *(Provided)* *(Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: The Planning Board identified that the property would be serviced by the Sacandaga Park municipal water system.

- (m) Location of fire and other emergency zones, including the location of fire hydrants. *(Comply)* *(Provided)* *(Waived)*

- (n) Location, design and construction materials of all energy distribution facilities, including electrical, gas and solar energy. **(Comply)** *(Provided)* *(Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (n) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (o) Location, size and design and construction materials of all proposed signs. **(Comply)** *(Provided)* *(Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (o) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (p) Location and proposed development of all buffer areas, including existing vegetative cover. **(Comply)** *(Provided)* *(Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (p) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has

been met.

- (q) Location and design of outdoor lighting facilities. **(Comply)**  
*(Provided) (Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (q) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

- (r) Designation of the amount of building area proposed for retail sales or similar commercial activity. *(Comply) (Provided) (Waived)*
- (s) General landscaping plan and planting schedule. **(Comply)**  
*(Provided) (Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Scott Henze stated that the Site Plan identifies the location of four (4) species of tree to include American Mountain Ash, Black Choke Cherry, Red Choke Cherry and the Common Juniper on the Site Plan as was required by the APA. The Planning Board had no further comments.

- (t) An estimated project construction schedule and phasing sequences. **(Comply)** *(Provided) (Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Scott Henze stated that this would be a single-phase project with a 3-4 month construction period. Planning Board members had no further comments.

- (u) A description and illustration (if available) of any anticipated future expansion plans. *(Comply) (Provided) (Waived)*
- (v) Record of application for and approval status of all necessary permits from state, federal and county officials. **(Comply)**  
*(Provided) (Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Matt Ginter stated that the only permit that is going to be required is from the APA, and the APA has a 90-day review period once they deem that the application is complete. It was noted that the APA issued a complete application letter on February 8, 2017. Planning Board members had

no further comments. Scott Henze stated that this is another reason why he would recommend to the Planning Board that they receive a correspondence from the NYS APA regarding their classification of this project as a Class B Project and what agencies that the APA coordinated with. Scott Henze stated that, for instance, if the APA did not coordinate with the NYS Department of Transportation (NYSDOT), which is one of the agencies that the Town of Northampton Planning Board would coordinate with if they were to perform their own SEQR, it should be corrected. Scott Henze stated that since the Planning Board does not know if the APA is coordinating with NYSDOT, he fears that if the Planning Board were to issue their approval and, for some reason NYSDOT had concerns and questioned why they were not coordinated with, at least the Planning Board could have information at their disposal regarding the APA's jurisdiction and the Type 2 classification thereof within the SEQR Regulations.

(w) Identification of any federal, state or county permits required for the project's execution. **(Comply)** *(Provided)* *(Waived)*

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (w) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

8. Additional Requirements. In addition to the above, the Planning Board may require the applicant to submit additional information to aid in rendering a decision. Additional information may include, but is not limited to:

➤ During the January 10, 2017 meeting, the Planning Board waived the following additional requirements:

(a) Traffic study to show the impact of the project on existing traffic patterns. *(Comply)* *(Provided)* *(Waived)*

(b) On-site testing for water quantity and/or quality. *(Comply)* *(Provided)* *(Waived)*

(c) Preparation of a Visual Impact Assessment (VIA) for the project using as guidance New York State Department of Environmental Conservation's Visual Policy, "Assessing and Mitigating Visual Impacts, DEP-00-2" as part of compliance with the State Environmental Quality Review Act (SEQRA). *(Comply)* *(Provided)* *(Waived)*

(d) Study to review the potential for air pollution when a use is identified as releasing possible pollutants. *(Comply)* *(Provided)*

- (e) *(Waived)* Study to indicate the project's impact on adjacent watercourses in regard to increased water runoff and/or release of effluent to a nearby stream. *(Comply) (Provided) (Waived)*
- (f) Project's impact on existing public services such as ambulance services, fire service, hospitals, utilities and schools. *(Comply) (Provided) (Waived)*
9. The Planning Board shall provide notification of an application for Site Plan Review to the Historic Landmark Commission of the Town of Northampton. The Landmark Commission shall have 30 days to provide written comments to the Planning Board on the application.
- Does the Planning Board feel as though the application is complete enough to forward to the Historic Landmark Commission at this time?

DISCUSSION: Scott Henze stated that he contacted Elaine Mihalik, Town Clerk, who provided an e-mail to the Chairperson of the Historic Landmark Commission Skip Taylor. Scott Henze stated that once he received that e-mail, he sent an e-mail directly to Skip Taylor indicating that the Planning Board would be sending information about the Site Plan to the Historic Landmark Commission and requested a listing of members and their mailing and/or e-mail addresses. Scott Henze stated that he has yet to hear back from Skip Taylor at this time.

Matt Ginter stated that he asked both Elaine and Supervisor Groff as to the status of the Historic Landmark Commission and what he was told was that the Historic Landmark Commission has not met or provided a report to the Town Board in over a year. At this point, the Planning Board understood that the Historic Landmark Commission may be defunked.

#### F. Application for Area Variance

Where a proposed Site Plan contains one or more features which do not comply with the dimensional regulations of this Law, application may be made to the Zoning Board of Appeals for an area variance pursuant to Article XIII, Variances and Appeals of this Law without a decision or determination by the Code Enforcement Officer.

- During the January 10, 2017 meeting it was identified that the application as presented would not require a variance. Has anything changed?

DISCUSSION: Matt Ginter stated that there are no changes and there is not an Area Variance required.

## G. SEORA Compliance

Upon receipt of application materials it deems complete, the Planning Board shall initiate the New York State Environmental Quality Review process by either circulating the application and Environmental Assessment Form to all involved agencies (if coordinated review is undertaken) or by issuing its determination of significance within 20 days. Where the proposed action may have a significant effect on the environment, the Planning Board shall issue a positive declaration and require the submission of a Draft Environmental Impact Statement (DEIS). No time periods for decision making in this Law shall begin to run until either acceptance of a DEIS as satisfactory pursuant to New York State Department of Environmental Conservation Regulations or the issuance of a negative declaration.

- As per APA letter correspondence dated \_\_\_\_\_ the NYS Adirondack Park Agency has determined that the Ice Cream Tree application is a \_\_\_\_\_.
- As per 6NYCRR PART 617 State Environmental Quality Review under 617.5 Type II Actions not subject to SEQR (C)(36) states that "actions subject to the class A or class B regional project jurisdiction of the APA or a local government pursuant to section 807, 808 and 809 of the Executive Law, except class B regional projects subject to review by local government pursuant to section 807 of the Executive Law located within the Lake George Park as defined by subdivision one of section 43-0103 of the Environmental Conservation Law".
- Therefore, this project is being considered as a Type II action by the Town of Northampton Planning Board and no further SEQR review is required.

DISCUSSION: Matt Ginter stated that he would request a letter from APA in writing regarding their jurisdiction and their coordination with the various State agencies. Scott Henze stated that this would be recommended in order to document the SEQR process that the Planning Board took.

## H. Planning Board review

1. General criteria. The Planning Board's review shall include, as appropriate, but not limited to, the following criteria:
  - (a) Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic controls.
  - (b) Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.
  - (c) Location, arrangements, appearance and sufficiency of off-street parking and loading.
  - (d) Location, arrangement, size, design and general site compatibility

of buildings as required in Article VI, Additional Site Development Standards.

- (e) Adequacy of stormwater and drainage facilities.
- (f) Adequacy of water supply and sewage disposal facilities.
- (g) Adequacy of fire lanes and other emergency zones and the provisions of fire hydrants.
- (h) Compliance with the lighting standards of Article VI (E), Lighting Standards, of this Law.
- (i) Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation as required in Article VI (D), Landscaping and Screening standards.
- (j) Special attention to the adequacy of structures, roadways and landscaping in areas with susceptibility to ponding, flooding and/or erosion.
- (k) Adequacy of protection of the Town's natural resources.
- (l) Adequacy of protection for and compatibility with any adjacent historic resources as formally recognized by the Town and the New York State and Federal Registers of Historic Places.
- (m) Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features.

- During the January 10, 2017 meeting it was identified that the following Additional Development Standards would need to be met:

**Article VI: Additional Development Standards (B) Non-Residential and Multi-Family Building Design Standards - #5 Building Materials:**

Building Materials

- (a) For any new building, addition or alternation, the use of natural materials such as stone, brick, wood siding, shingles, slate, etc. are preferred.
  - (b) Anodized or galvanized metal is prohibited except when used for roofs, agricultural structures, or additions or alterations to existing structures with anodized or galvanized metal exteriors.
  - (c) Muted and traditional colors are generally preferred, with contrasting textures and tones used to add interest. Building colors should emphasize earth tones and colors common to traditional/natural building materials. Strong color may be used sparingly as an accent.
- Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (c) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

**Article VI: Additional Development Standards (B) Non-Residential and Multi-Family Building Design Standards - #11 Accessory Refuse Storage Areas:**

The storage of refuse shall be provided inside the building(s) or within an outdoor area enclosed by either walls or opaque fencing. Any refuse area outside of the building shall be sited in the following manner:

- (a) Refuse areas including all dumpsters and garbage cans shall be located behind the principal building, at least 10 feet from the property line.
- (b) Refuse areas shall be entirely screened by a fence or enclosure of at least 6 feet high on all 4 sides. A minimum of 25% of the enclosure shall be screened by landscaping.
- (c) Refuse areas shall be designed to be architecturally compatible with the principal building including the doorway or entrance of the enclosure. The enclosure of the refuse area shall be brick, stockade, wood board fence or materials imitating brick or wood. Enclosures must remain locked, closed and maintained in proper working order.

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (c) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

**Article VI: Additional Development Standards (D) Landscaping and Screening:**

- (a) Provide a general Planting Schedule and identify on corresponding Site Plan.

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (D) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has

been met.

**Article VI: Additional Development Standards (E) Outdoor Lighting:**

(a) Provide specifications for all outdoor lighting fixtures to correspond with Site Plan.

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Chairman Smith reviewed Item (E) as identified within the Agenda and asked Planning Board members whether or not this requirement had been met. The consensus of the Planning Board was that this requirement has been met.

**Article VI: Additional Development Standards (H) Signage:**

(a) Provide specifications for all proposed signage, both freestanding and fixed to correspond to Site Plan.

➤ Does the Planning Board feel as though this requirement has been met?

DISCUSSION: Matt Ginter stated that the new information provided identifies a sign specifications package. Matt Ginter stated that he had spoke to Brian regarding the location of the street sign proposed on the Site Plan and it was agreed that the location may deviate from the Site Plan based upon safety of vehicles and a visual assessment of vehicles turning from County Road 152 onto NYS Route 30 as the location proposed on the Site Plan may hinder the view of traffic. Planning Board members agreed to allow Matt Ginter and Brian Horton, the applicant, to move the proposed sign based upon Matt Ginter's assessment of potential line of sight impacts.

I. Planning Board action

1. Notices and referrals. Applications which meet the criteria of Sections 239-1 and 239-m of the New York General Municipal Law regarding referral to the County must be sent to the County Planning Board prior to the Planning Board decision. Applications that meet the criteria of Section 239-nn shall notify neighboring municipalities.

➤ During the January 10, 2017 meeting, Matt Ginter stated that he would package the Site Plan materials to be sent to the County Planning Board for the required Section 239-m review to be held on Tuesday March 21, 2017.

DISCUSSION: Scott Henze stated that, unfortunately, the County Planning Board cancelled their Tuesday, March 21, 2017, meeting and will meet again during their regularly-scheduled April meeting on April 18, 2017. Planning Board members identified that their next meeting would be prior to the April 18, 2017 meeting so they would not be able to make a decision until after the April 18, 2017 County Planning Board meeting. Planning Board members agreed that they should change their April meeting date to a later date after the County Planning Board meets in order for them to be able to make a decision at that time.

## 2. Public Hearings

(a) The Planning Board may conduct a public hearing on the Site Plan. In its consideration of whether or not to conduct a public hearing, the Planning Board shall take into consideration whether the proposed development will have any of the following impacts and whether they have been adequately addressed in the proposed site plan:

- (1) Impact on adjacent properties
- (2) Visual impact from the public right-of-way and the Great Sacandaga Lake Reservoir
- (3) Traffic impact
- (4) Impact on community infrastructure
- (5) Impact on the environment
- (6) Impact on viewsheds
- (7) Impact on historic resources

(b) Such hearing shall be held within 62 days of the date that the Planning Board determines that the application for Site Plan review is complete and shall be advertised in the Town's official newspaper or, if there is none, in a newspaper of general circulation in the Town at least 10 days before the public hearing. Property owners located within 100 feet of the property under site plan review shall receive a copy of the Public Hearing Notice via Certified mail.

- Does the Planning Board feel as though this application will require a Public Hearing?

DISCUSSION: Scott Henze stated that, as was previously stated, the Planning Board may hold a public hearing on the Site Plan if they wish. However, it is not required.

Member Naple stated that it is of his belief that if the Planning Board were not to hold a public hearing, then a future applicant would question why the Planning Board did not hold the public hearing on this particular Site Plan and ask why the Planning Board would be possibly holding a public hearing on their Site Plan.

Member Naple stated that if the Planning Board does hold a public hearing on this particular Site Plan, they can look back at the action and say that they have predominantly held public hearings on Site Plan applications.

Chairman Smith stated that he agrees that the Planning Board should start a precedent by holding public hearings on Site Plans such as these.

MOTION: To schedule a Public Hearing on the Ice Cream Tree Site Plan application for Tuesday, April 25, 2017 at 7:00P.M. at Town of Northampton Town Hall.

MADE BY: Member Anderson  
SECONDED: Member Conkling  
VOTE: 5 in favor, 0 opposed

3. Planning Board Decision

- (a) Within 62 days of the public hearing, the Planning Board shall make a decision unless the period is extended by mutual agreement between the applicant and the Planning Board.
- (b) A copy of the decision shall be immediately filed in the Town Clerk's office and mailed to the applicant.
- (c) If the Planning Board's decision includes a requirement that modifications be incorporated in the Site Plan, conformance with these modifications shall be considered a condition of approval. If the Site Plan is disapproved, the Planning Board may recommend further study of the Site Plan and resubmission to the Planning Board after it has been revised or redesigned.
- (a) The activity for which the Site Plan was approved shall be completed within 24 months. The Planning Board may provide an extension of up to 18 months upon an applicant's request.

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IV. **SUBDIVISION - KIM BOVEE SUBDIVISION**

A. Background:

- Mr. Bovee is proposing to subdivide a 21.11acre parcel (33.-1-10.1) he owns at 329 CoHwy 113 for the construction of a single

family dwelling into the following:

Lot 1 - 3.15 acres (new Single family dwelling lot)

Lot 2 - 19.15 acres vacant

- Zoning District = Rural Residential 2 - 1 acre min required.
- APA Land Use Area = Low Intensity - 3.25 acres per principal building.

B. Documentation Submitted/Other:

The applicant submitted the following other materials:

1. Town of Northampton Subdivision Application proposing the creation of one (1) lot.
2. Short Environmental Assessment Form
3. Warranty Deed
4. February 3, 2014 letter from the NYS Adirondack Park Agency Jurisdictional Determination J2014-0038.

DISCUSSION: Chairman Smith reviewed the background information and other documentation submitted as identified within the Agenda. The consensus of the Planning Board was that the documentation submitted was satisfactory.

C. Minor subdivisions

(a) Application

Within 6 months after classification of a proposal as a minor subdivision by the Planning Board, the subdivider shall submit a subdivision plat as an application for approval of a minor subdivision plat. Said application shall contain the requirements listed in **Subsection G (8), Final Plat** of these regulations and shall conform to the general requirements and design standards specified in **Subsection F** of this Article. Fees as specified in the Town Fee Schedule for each minor subdivision shall accompany the application. A subdivider is only allowed one (1) minor subdivision of said land every 3 years. The Planning Board shall have the authority to modify survey requirements for minor subdivisions such that only the land being subdivided must be surveyed by a New York State licensed land surveyor. The balance of the land, so long as the subdivision does not result in an undersized lot, does not need to be surveyed unless requested by the Planning Board.

(b) Number of copies

The original and 7 copies of the subdivision plat shall be presented to the Planning Board at least 10 days prior to a scheduled monthly meeting of the Planning Board.

(c) Public hearing

A public hearing shall be held by the Planning Board within 62 days from the time of submission of the subdivision plat for approval. Said hearing shall be advertised in a newspaper of general circulation in the Town at least 10 days before such hearing. Property owners located within 100 feet of the land proposed to be subdivided shall be sent a copy of the Public Hearing Notice via Certified mail.

(d) Action on subdivision plat

- (1) The Planning Board shall, within 62 days from the date of the public hearing, act to conditionally approve, conditionally approve with modification, disapprove or grant final approval and authorize the signing of the subdivision plat. This time may be extended by mutual consent of the subdivider and the Planning Board. Failure of the Planning Board to act within such time shall constitute approval of the plat.
- (2) Upon granting conditional approval, with or without modification to the plat, the Planning Board shall empower a duly-authorized officer to sign the plat upon compliance with such conditions and requirements as may be stated in its resolution of conditional approval. Within 5 days of the resolution granting conditional approval, the plat shall be certified by the Clerk of the Planning Board as conditionally approved, and a copy filed in its office. Conditional approval of a plat shall expire 180 days after the date of the resolution granting such approval unless the requirements have been certified as completed within that time. The Planning Board may, however, extend the time within which a conditionally-approved plat may be submitted for signature, if in its opinion such extension is warranted in the circumstances, for not to exceed 2 additional periods of 90 days each.

(e) Plat void if revised after approval

No changes, erasures, modifications or revisions shall be made on any plat after approval has been given by the Planning Board. In the event that any plat, when recorded, contains any such changes, the plat

shall be considered null and void; and the Planning Board shall institute proceedings to have said plat stricken from the records of the County Clerk.

(f) Filing of approved plat

Approval of the plat shall expire within 62 days from the date of such approval unless within such 62 day period such plat shall have been duly recorded by the owner in the office of the Fulton County Clerk. If the plat is not filed within this period, the approval shall expire as provided in Section 276 of New York State Town Law.

D. Subsection F: General Requirements and Design Standards for Subdivisions

1. Compliance required

The Planning Board, in considering an application for the subdivision of land, shall be guided by the policy considerations specified in Subsection A (2), Policy, of these regulations and the following standards.

2. Preservation of existing features

Existing features identified as part of the Resource Analysis which would add value to residential development, such as scenic views from roadways and public trails, ridgelines, water resources, steep slopes, active farmland, rock outcrops, forested areas, stonewalls, hedgerows, wildlife nesting or migration areas and similar irreplaceable assets, shall be preserved, insofar as possible, through harmonious design of the subdivision.

3. Density Calculation

(a) Whenever a parcel of land is subdivided, the proposed subdivision shall comply with both maximum density and minimum lot size requirements of the land use district as established in Article IV, Schedule B unless Conservation Subdivision is used pursuant to Subsection E of this Article in which case the minimum lot size requirements may be reduced.

(b) The maximum number of lots into which a parcel may be subdivided shall be determined by dividing the parcel size by the required minimum acreage per principal building provided in Schedule B. If no minimum acreage per principal building is required, the maximum number of lots into which a parcel may be subdivided shall be determined using the minimum lot size.

- (c) The Planning Board shall establish, and the applicant shall show on the plat, the number of lots, the number of dwellings and dwelling units and the number of permissible resubdivisions that may be created on the entire parcel to be subdivided.

DISCUSSION:

4. Minimum Lot Standards

- (a) Lots shall be arranged in a manner that protects land of conservation value and protects the scenic resources of the Town. Compact development is encouraged if it advances the protection of significant resources.
- (b) The minimum lot size, lot width and other dimensional standards of Article IV, Schedule B shall apply.
- (c) Side lot lines shall be substantially at right angles or radial to street lines.
- (d) Through Lots or reverse-frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. An easement of suitable width, across which there shall be no right of access, may be required along the line of lots abutting such traffic artery or other disadvantageous use. As an alternate, where driveway access from a major street may be necessary for several adjoining lots, the Planning Board may require that such lots be served by a combined access driveway in order to limit possible traffic hazard on such street.
- (e) The plat shall provide each lot with satisfactory access to an existing public street or to a subdivision street that will be ceded to public use at the time of final plat approval. Private streets may be permitted only by resolution of the Town Board.
- (f) Radius corners shall be provided on the property line substantially concentric with the curb radius corners.

5. Streets - Not Applicable

6. Blocks - Not Applicable

7. Driveways

- (a) The maximum grade for any new driveway accessory to a single-family dwelling and connecting its off-street parking area to a street shall be 10%. In cases of unreasonable

hardship affecting a particular property, the approving authority may permit construction of a driveway that exceeds this standard provided that the increase in driveway grade is the minimum increase required, and further provided that in no case shall such driveway grade be permitted to exceed 15%.

- (b) The minimum width of the driveway at the street pavement line shall be 15 feet, tapering to a minimum of 10 feet at the right-of-way line.
- (c) Clear visibility shall be provided in both directions at all exit points so that the driver of a motor vehicle will have an unobstructed view of the highway from the driveway for a reasonable distance (commensurate with the speed and volume of traffic on such highway) and so that there is a similar view of the motor vehicle in the driveway.
- (d) Shared driveways are encouraged where appropriate to maintain rural character and provide an economical and attractive method of serving up to 3 homes.

8. Preservation of Open Space - Not Applicable

9. Reservations and dedications - Not Applicable

#### E. Preliminary plat

The preliminary plat submitted to the Planning Board shall be at an adequate scale to show detail from 1" = 50' to 1" = 200' for parcels under 100 acres; and 1" = 200' for parcels of 100 acres or more and shall extend 500 feet past the parcel boundary and shall show or be accompanied by the following information, except where requirements have been waived:

DISCUSSION: The Planning Board reviewed each of the requirements below and made the following determinations:

- (a) Data required by Subsection G.2., General Requirements.
- (b) The name of the property owner(s) and the authorized applicant, if different from the property owner(s).
- (c) Tax number of all parcels to be subdivided.
- (d) Location, bearings and distances of trace boundary including georeferencing information or latitude and longitude coordinates of the plat as available. *(Comply) (Provided) (Waived)*

- (e) A vicinity map sketched at a scale of 2,000 feet to the inch, showing the relationship of the proposed subdivision to existing community facilities that serve it, such as roads, commercial areas, schools, etc. Such a sketch may be superimposed upon a United States Geological Survey Map of the area. *(Comply) (Provided) (Waived)*
- (f) Topography at a contour interval of not more than 10 feet, unless waived by the Planning Board and referred to a datum satisfactory to the Board. *(Comply) (Provided) (Waived)*
- (g) The names of property owners within 200 feet of the property boundary, including those adjoining and those across roads fronting the proposed development. If the proposed development property is within an agricultural district containing a farm operation or within 500 feet of a farm operation located in an agricultural district, the applicant shall complete an Agricultural Data statement, in accordance with NYS Agriculture District Law, which shall contain the name and address of the applicant, a description of the proposed project and its location, and the name and address of all property owners within 500 feet of the property boundary. *(Comply) (Provided) (Waived)*
- (h) Location, name and dimensions of existing streets, easements, deed restrictions, zoning district boundaries, property lines, buildings, parks and public properties. *(Comply) (Provided) (Waived)*
- (i) Location of existing sewers, water mains, culverts and storm drains, if any, including pipe sizes, grades and direction of flow. *(Comply) (Provided) (Waived)*
- (j) Location of pertinent natural and other features such as watercourses, wetlands, floodplains, rock outcrops, stone walls, agricultural district lands, contiguous forest, and single trees 15” or more in diameter (dbh) as measured 4 feet above the base of the trunk. *(Comply) (Provided) (Waived)*
- (k) Location, width and approximate grade of all proposed streets with approximate elevations shown at the beginning and end of each street, at street intersections and at all points where there is a decided change in the slope or direction. *(Comply) (Provided) (Waived)*
- (l) Proposed provision of sanitary waste disposal, water supply, fire protection, stormwater drainage, street trees, streetlight fixtures,

street signs and sidewalks. *(Comply) (Provided) (Waived)*

- (m) Lot lines of all proposed or existing lots, and suggested building envelopes. *(Comply) (Provided) (Waived)*
- (n) Conceptual future plans for the parcel, if any. *(Comply) (Provided) (Waived)*
- (o) Location and approximate dimensions of all property proposed to be reserved for park or public uses. *(Comply) (Provided) (Waived)*
- (p) A copy of the Adirondack Park Agency response to either a Jurisdiction Inquiry Form or permit application (as applicable). *(Comply) (Provided) (Waived)*
- (q) Information on all other County and State permits required for subdivision plat approval. *(Comply) (Provided) (Waived)*
- (r) A written statement of any requests for specific waivers of requirements by the Planning Board. *(Comply) (Provided) (Waived)*
- (s) Other data which must be available for consideration of the subdivision at this stage. *(Comply) (Provided) (Waived)*

#### F. Final plat

The plat submitted to the Board shall show or be accompanied by the following information:

- (a) Data required by Subsection G.2., General Requirements and Subsection G.7., Preliminary Plat, subsections (b) through (s).
- (b) Location, width and name of each proposed street and typical cross sections showing street pavement and, where required, curbs, gutters and sidewalks. *(Comply) (Provided) (Waived)*
- (c) Lengths and deflection angles of all straight lines and radii: length, central angles, chords and tangent distances of all curves for each street proposed. *(Comply) (Provided) (Waived)*
- (d) Profiles showing existing and proposed elevations along the center line of all proposed streets and the elevations of existing streets for a distance of 100 feet either side of their intersection with a proposed street. *(Comply) (Provided) (Waived)*
- (e) Present elevations of all proposed streets shown every 100 feet at 5 points on a line at right angles to the center line of the street,

said elevation points being indicated at the center line of the street, each property line and points 30 feet inside each property line (only when required by the Board because of the existence of steep slopes). *(Comply) (Provided) (Waived)*

- (f) Setback lines. *(Comply) (Provided) (Waived)*
- (g) Location, size and invert elevations of existing and proposed stormwater drains and sanitary sewers; the exact location of utilities and fire hydrants. *(Comply) (Provided) (Waived)*
- (h) Location of any existing wells onsite and other proposed lot wells and individual water supply system details such as pumps, storage, treatment, controls, etc. *(Comply) (Provided) (Waived)*
- (i) Location of street trees, street lighting standards and street signs. *(Comply) (Provided) (Waived)*
- (j) Areas of all lots in hundredths of an acre; lots numbers as directed by the Town Assessor; and location, material and size of all permanent monuments. *(Comply) (Provided) (Waived)*
- (k) Accurate location of all property to be offered for dedication for public use, with the purpose indicated thereon, and of all property to be reserved by deed covenant for the common use of the property owners of the subdivision. *(Comply) (Provided) (Waived)*
- (l) Sufficient data, acceptable to the Highway Superintendent, to readily determine the location, bearing and length of all street, lot and boundary lines and to reproduce such lines upon the ground. *(Comply) (Provided) (Waived)*
- (m) Necessary agreements in connection with required easements or releases. *(Comply) (Provided) (Waived)*
- (n) Formal offers of cession to the Town of all streets and public parks. *(Comply) (Provided) (Waived)*

DISCUSSION: The Planning Board determined that the application was complete.

G. Public Hearing:

A public hearing shall be held by the Planning Board within 62 days from the time of submission of the subdivision plat for approval. Said hearing shall be advertised in a newspaper of general circulation in the Town at least 10 days before such hearing. Property owners located within 100 feet of the land proposed to be subdivided shall be sent a copy of the Public Hearing Notice via Certified mail.

DISCUSSION: Scott Henze stated that, unlike the Site Plan Review Regulations, Public Hearings must be held for all subdivision applications. Matt Ginter asked Scott Henze whether or not he would be providing the Public Hearing notice and the mailing. Scott Henze stated that he has already created these and would be sending them, as well as the Public Hearing notice and a list of property mailings regarding the Site Plan Review to the Town Clerk.

MOTION: To schedule a Public Hearing on the Kim Bovee minor subdivision application for Tuesday, April 25, 2017 at 7:00P.M. at Town of Northampton Town Hall.

MADE BY: Member Conkling  
SECONDED: Member Anderson  
VOTE: 5 in favor, 0 opposed

FURTHER DISCUSSION: Chairman Smith stated that he would not be back in attendance until sometime in May of 2017. Chairman Smith stated that, with that being said, he would not have the ability to physically sign any of the potentially-approved applications until that time. Scott Henze stated that the Planning Board can make a motion to designate a Planning Board member to sign the applications if they so choose.

MOTION: Planning Board designates and authorizes Bob Anderson to sign the Site Plan application sponsored by Brian Horton, as well as the subdivision application sponsored by Kim Bovee in the absence of Chairman Smith.

MADE BY: Member Naple  
SECONDED: Member Conkling  
VOTE: 4 in favor, 0 opposed, 1 abstained (Member Anderson)

V. **OTHER BUSINESS:**

Dan Casey introduced himself and stated that he is here representing Mr. Mulcahy regarding the possible purchase and proposed development of the Sacandaga Park Golf Course. Mr. Casey stated that the objective of Mr. Mulcahy is to purchase the Golf Course from Mr. Osborn at a set price and subdivide and sell roughly 15 residential lots off of the golf course property and then sell the remainder of the Golf Course and property at a reduced price to someone willing to make a go of owning and operating the golf course. Mr. Casey stated that Mr. Mulcahy and Mr. Osborn (current owner) have mutually agreed to a purchase price of the course. Mr. Casey provided a subdivision plan to the Planning Board to review. Mr. Casey stated that, as far as he knows, the Sacandaga Golf Course is the longest continually run Golf Course dating back to 1898. Mr. Casey stated that the question is whether or not the Town would be interested in such a development. Mr. Casey stated that, essentially, Mr. Mulcahy would agree to the purchase of the Golf Course from Mr. Osborn upon the approval of a subdivision development such as the one being presented tonight. Mr. Casey stated that, at the date of the application, Mr. Osborn would essentially be the applicant. Mr. Casey stated that Mr. Mulcahy recently attended a Town Board meeting to ask what the process would be in order for such an application to move forward. Mr. Casey stated that the Town Board indicated that they should start at the Planning Board level.

Matt Ginter stated that one avenue that Mr. Mulcahy could take would be a variance. Matt Ginter stated that, to date, the Town of Northampton's Golf Course District does not allow for residential development which is the overriding issue. Matt Ginter stated that Mr. Osborne would simply apply for a Building Permit; whereby, the Building Permit would be denied and forwarded to the Zoning Board of Appeals for a Use Variance. Matt Ginter stated that the Zoning Board of Appeals must follow a set of regulations in order to issue a Use Variance which is typically the most difficult variance to obtain.

Member Groff stated that, if the Town expects the Golf Course to survive, then the Town needs to look at the Golf Course property as a multi-recreational use as it is now the use of simply the Golf Course is very limiting and financially burdensome.

Member Naple stated that the existing Town of Northampton Comprehensive Plan, as well as the Town of Northampton Zoning Regulations, single out the Golf Course and requires special attention and maintaining its historic nature. Member Naple questioned whether or not Mr. Mulcahy has reached out to a Golf Course Design Specialist to provide feedback regarding his potential application.

Mr. Casey stated that, to date, he does not believe that John Mr. Mulcahy

has done so.

Chairman Smith stated that language within the Town of Northampton Comprehensive Plan meant to protect the viability of the Golf Course and, at the same time, support its continued use as a Golf Course.

Scott Henze stated that, in order for this form of application to be successful, the applicant would need to obtain the blessing of the Town Board and obtain their level of interest as to whether or not they would amend their Zoning Ordinance to allow for single-family residential uses within the Golf Course District. Scott Henze referenced Article 15 of the Town of Northampton Zoning and Subdivision Law starting on page 147 stating that within all Zoning Ordinances is an Amendment section. Scott Henze stated that Article 15 titled "Amendments" is the formal process and procedures that the Town Board must take in order to amend their Ordinance if they so choose to do so. Scott Henze stated that the Town Board acting upon themselves can make any amendments to the Zoning Ordinance at any time following the procedures identified within Article 15. Scott Henze stated that the Town Board can also refer any proposed changes in the text or Zoning Map to the Planning Board which also must follow a set of regulations identified within Article 15. Scott Henze stated that, lastly, NYS Town Law authorizes the Planning Board to make any recommendations for amendments to the Zoning Code to the Town Board at any time. Scott Henze stated that, however, this may not be an efficient way of proceeding if the Town Board is not interested in amendments such as this from the start. Scott Henze stated that he would recommend that Mr. Mulcahy approach the Town Board again to specifically request their willingness to amend the Zoning Regulations to allow for single-family residences within the Golf Course District or some other form of amendment and to recommend that the Town Board refer such amendments to the Planning Board who would provide an Advisory Report back to the Town Board after reviewing the existing Comprehensive Plan and Zoning Regulations.

Art Simonds, Town Councilman, stated that he is a Town Councilman and on the Golf Course Committee with Bill Gritsavage. Mr. Simonds stated that he is also a Village resident and would like to say that he believes that the continued operation of the Golf Course is very important and it needs to continue to stay in operation because it supports the local economy.

VI. **CODE ENFORCEMENT REPORT:**

Matt Ginter passed around an application for a Temporary Use Permit made by Rhonda and Peter Cucchi that is requesting a temporary use for their recreational vehicle the April meeting. Matt Ginter stated that, during the 2016 season, Mr. Cucchi did remove the Travel Trailer from the site and, therefore, was in compliance of the Temporary Use Permit that he received for the 2016 season. Matt Ginter identified that the start date that Mr. Cucchi is requesting is June 1, 2017 with a completion date of August 31, 2017; whereby, he will then remove the Travel Trailer as he did during the 2016 season.

Scott Henze passed around an article titled “Tiny House Zoning Regulations: What you need to Know.” Scott Henze stated that he found this article and has been distributing it to various Planning Board members that he works with from other municipalities and found it an interesting article. Scott Henze stated that he would anticipate that, at some time in the future, that the Town of Northampton may see the Tiny House phenomenon. Scott Henze stated that he also would like to report on proposed changes to the State Environmental Quality Review Regulations. Scott Henze stated that, most importantly, there are proposed changes to the Type 2 list which are actions not subject to SEQR. Scott Henze stated that the following actions are being proposed to be added to the Type 2 list:

- Green Infrastructure
- Co-location of cellular antennas-repeaters
- Installation of fiber option and existing right-of-ways for expansion of broadband service
- Solar Energy
- Minor Subdivisions
- Sustainable Development
- Reuse of a Commercial or Residential Structure

Scott Henze stated that, most notably, Minor Subdivision being added to the Type 2 list would greatly reduce the amount of time that local Planning Boards use coordinating SEQR for such small applications. The Planning Board agreed that adding Minor Subdivisions to the Type 2 list would be a great addition.

VII. **CLOSE OF THE MEETING:**

MOTION: To reschedule the April 11th regularly scheduled meeting date to 7:00 P.M. April 25th at Town Hall.

MADE BY: Member Anderson

SECONDED: Member Naple

VOTE: 5 in favor, 0 opposed

MOTION: To close the meeting at 8:45 p.m.

MADE BY: Member Naple

SECONDED: Member Conkling

VOTE: 5 in favor, 0 opposed