

**Planning Board Minutes
August 3, 2004**

Present

Chairman Robert Garlick
Carol Nellis Ewell
Denny Marra
Joseph Slominski
Ronald Muraco

Absent

Others Present

Donna Stassen, Secretary Planning Board
Thomas West, Superintendent of Highways

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| Patricia Unvericht | 28 Pinecrest Drive |
| Mark Unvericht | 28 Pinecrest Drive |
| Herman Unvericht | 6 Coventry Drive |
| Ursula Unvericht | 6 Coventry Drive |
| Dave Matt | Schultz Associates |
| Robert Fitzgerald | Avery Engineering |

Public Hearing

The application of Brian Wydra, 86 Amity Street to subdivide existing lot into two lots with existing house on lot 1 and proposed house on lot 2.

Dave Matt of Schultz Engineering will be representing Mr. Wydra's application this evening.

Mr. Matt: This proposal is to subdivide the lot at 86 Amity Street into two relatively equal lots per zoning requirements. Lot (1) will be where the original house is. Lot size will be 150 X 90.89; acreage is .313. The revised plans submitted tonight show a proposed garage and driveway right behind the house. The garage will be 24 X 24 sq ft; the total sq footage of the buildings on the lot will only occupy 19% of the lot. This is still under the required 25 %.

Lot 2 will be 119 X 90.89; there will also be an extra 24.75 by 51.36 ft behind the right of way where Clark Street extends. Acreage will be .289. This will only have a setback of 27feet off the right of way but with the pavement, it looks like a lot more, it should not be a problem with the Zoning Board.

The old barn will be removed; public gas, water, sewer and electric will service the new lot. There is a sewer manhole right across the street that we can tie into. Site drainage, will be directed into a lot line swale. A swale will be put in on the east side of the property and will go to the current one on the north side of the property that goes to a culvert that shoots out the north-west. This is actually one of the Village Engineers comments. The lot coverage is only 18%.

Health department does not need approval. The water authority has approved this project. I have received comments from DRC, Village Engineer and I have just received Jack Crooks comments this evening

Mr. Matt: The Village Engineer had a question about the storm drainage design, he commented about the reputed location of the culvert. That culvert is out there; we were out there when it was raining pretty heavy you can see water flowing in and you can walk to the end and see water flowing into the catch basin where it is tied into.

Chairman Garlick: Where is the catch basin?

Mr. Matt: It is about 330 feet to the north-west than turns north up towards Canalside Drive.

Tom West: I have no recollection of that catch basin.

Mr. Matt: Our surveyors found it.

Tom West: As far as I know, the Village does not own that catch basin and I also do not know where it goes.

Chairman Garlick: You should pass that information on to Tom West.

Tom West: We need to figure out where that drainage goes back there, and who owns it. There aren't any easements; therefore, the Village doesn't own it.

Tom West: I have walked the whole property with the owner Mr. Wydra; there aren't any problems with snow removal. The only question I have is the drainage in the back.

Chairman Garlick: Yes, that seems to be a major issue, and will need additional research.

The Village Engineer's comments were reviewed.

Chairman Garlick stated that this application would need Zoning Board approval.

Chairman Garlick: In light of the last minute submittal of the revised plans, I would like the Village Engineer and Village Attorney to review them. Therefore, this application will be tabled until our next meeting. If these issues are answered, I don't see any reason why the Wydra subdivision can't receive preliminary approval at our next meeting.

RESOLUTION NO 8/3/04

**Introduced by Chairman Garlick
Seconded by Ronald Muraco**

Resolved that the application of Brian Wydra, 86 Amity Street to subdivide two (2) existing lots with existing house on Lot No. 1 and proposed house on Lot No.2 be tabled until September 7, 2004. Tabling such application allows time for a further review by Village Engineer and Village Attorney of plans submitted this evening by Schultz Associates. Furthermore, per Superintendent West's request catch basins shown on such plans to be confirmed.

Ayes: Garlick, Nellis-Ewell, Marra, Slominski, Muraco

Nays: none

Public Hearing Continued

The application of Patricia & Mark Unvericht, 28 Pinecrest Drive to subdivide existing lot into two lots with existing house on Lot No.1 and proposed house on Lot No.2.

Rob Fitzgerald will be representing Mr. and Mrs. Unvericht's application this evening.

Mr. Fitzgerald: Presently the applicants live in a four-unit apartment building, they are asking for a two-lot subdivision and build a single-family dwelling right next-door. That will require site plan approval from this board.

I did receive the Village Engineers comments in regards to drainage. I just received comments now from the Village Attorney and from Building Inspector Jack Crooks. To be quite honest Jack Crooks has 16 comments, Attorney Olson had quite a few himself, and I am not fully prepared to address all these comments tonight. Some of them are relevant and I will need to speak to my clients and try to iron out the details at the bare minimum we definitely need to seek some variances.

At this time, the Board reviewed the comments from Jack Crooks.

Chairman Garlick: Looking at the comments received many issues will need to be addressed on these plans. The Public Hearing will be kept open and this application will be tabled.

RESOLUTION 8/03/04A

**Introduced by Chairman Garlick
Seconded by Ronald Muraco**

Resolved that the application of Patricia and Mark Unvericht, 28 Pinecrest Drive to subdivide existing lot into two lots with existing house on Lot No. 1 and proposed house on Lot No. 2 on plans submitted by Avery Engineering be tabled until September 7, 2004 pending further review of comments and recommendations submitted by Village Engineer, Village Attorney and Building Inspector Jack Crooks.

Ayes: Garlick, Nellis-Ewell, Marra, Slominski, Muraco
Nays: none

Approval of Minutes

Motion made by Chairman Garlick seconded by Joseph Slominski and carried unanimously to approve the July 6, 2004 meeting minutes as corrected.

Adjournment

Motion made by Chairman Garlick seconded by Denny Marra and carried unanimously to adjourn the meeting at 7:40 p.m.

