

MANNING PUBLIC HEARING DECEMBER 15, 2022 AT 7:00PM

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Members present: Chairwoman Severance, Alan Hipps, Chris Maron, MaryLou Fitzgerald, Robert King, Daniel Berheide & Cherri Phillips

Guest Present: George Hainer, Catherine Simmer & Kevin Hall

No neighbors or members of the public are present.

OPEN THE PUBLIC HEARING AT 7:05 PM ON DECEMBER 15, 2022.

Chairwoman Severance: Called this public hearing to order at 7:05 pm.

Chairwoman Severance read aloud the Public Hearing Notice that was published in the newspaper.

Chairwoman Severance: Invited Mr. Hall to explain the subdivision

Mr. Hall: Informed the board that there had been a change. The "Manning Subdivision" would now be known as the "Dark Star Subdivision". This property owned by Elizabeth Manning, 6800 Main St., Westport, NY, Tax Map #66.1-1-30.000 is proposing a two lot subdivision. The property is located in The Town Land Use District of RR-8.5N. Therefore, there are two unused Principal Building Rights (PBRs) associated with the parcel along with the dwelling that is currently on the property.

Narrative of the proposed two lot minor subdivision:

LOT 1 will be 8.48± Acres, being highlighted in orange on the attached map. This lot contains an existing dwelling constructed in 1949 and a Pole Barn. The water source for this dwelling is from a Private Line hooked to Town Water. The dwelling is serviced by an on-site septic system. This lot contains all of the road frontage along NYS Rt. 9N. This lot will be subject to two easements for access and utilities servicing LOT 2 as shown on the attached map.

LOT 2 will be 5.48± Acres, being highlighted in green on the attached map. This lot is vacant and will be assigned the two PBRs associated with the original parcel. The map shows the location of a site for one single-family dwelling. The water source for this dwelling will be a drilled well to be on the lot. The proposed dwelling is serviced by an on-site septic system. The access to NYS Rt. 9N will be through a private right of way 33 feet in width, through LOT 1 as depicted on the map, being highlighted in yellow. Utilities will be underground from an existing power pole, through LOT 1 as depicted on the attached map, being highlighted in pink.

The property contains APA Jurisdictional Wetlands which were flagged by Mary O'Dell from the APA and survey by me, see Note #5 on the map. These wetlands have been highlighted in blue. The DOT determined where the driveway could be located. Lot 1 will be deeded to Elizabeth Manning's son.

Mr. Hipps: Have you done a perc test?

Mr. Hall: Yes. There is heavy clay at this property. There will need to be an engineered septic due to the heavy clay.

Chairwoman Severance: When will they begin building?

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Mr. Hall: They have no intention on building at this time. She wanted to get the lot deeded to her son so that he can obtain a mortgage.

Chairwoman Severance: Will they putting in the utilities now?

Mr. Hall: No, not at this time.

Chairwoman Severance: Did the APA flag the wetlands?

Mr. Hall: There is a 25-foot buffer for a single family use around the wetlands. The lot configuration was dictated by the APA due to the wetlands. If the driveway were anywhere else this would have triggered an APA permit. Lot 2 has an easement on Lot 1 for the driveway and the utilities.

Mr. Berheide: Lot 2 is going over Lot 1 for access. Will that be included in the deed?

Mr. Hall: Lot 2 will have an easement on Lot 1 for a right of way.

Chairwoman Severance: The Manning two lot minor subdivision will also need to be known as the Dark Star two lot minor subdivision. We will need to acknowledge that for record keeping. In previous planning board meetings, we have it referenced as the Manning two lot minor subdivision.

Chairwoman Severance: Does anyone have any other questions?

Chairwoman Severance: I make a motion to adjourn.

Ms. Fitzgerald: I second that motion.

Chairwoman Severance: All in favor? Adjourned.

- **Resolution 2021-22 Adjournment**

Resolved: To adjourn the public hearing at 7:24 p.m.

Moved by: Chairwoman Severance

Seconded by: Ms. Fitzgerald

In favor: Mr. Maron, Ms. Fitzgerald, Mr. Hipps, and Chairwoman Severance

Opposed: none

Respectfully submitted,

Catherine L. Simmer, Secretary