

**TOWN OF WESTPORT
PLANNING BOARD
MINUTES
PUBLIC HEARING & SPECIAL MEETING
MAY 9, 2012**

Chairman Johnston called the Public Hearing to Order at 6:59 P. M. with the following members present: Mr. Ken White, Ms. MaryLou Fitzgerald, Mr. Dwight Anson, Mrs. Evelyn Brant. Alternates present, Mr. Courtney Fair and Ms. Cynthia Fairbanks. Also, in attendance, Mr. George Hainer, Building/Codes Zoning Officer and Secretary, Barbara Breyette. Guests in attendance, Mrs. Sandy Goodroe, Bradamant Real Estate and Mr. Kevin A. Hall, Land Surveyor.

Chairman Johnston read the Notice of Public Hearing, which is attached, Page 1A.

We've opened the Public Hearing, we've read the Notice of Public Hearing, I think we can dispense with the usual Agenda and we'll get right to the heart of the matter.

Does anyone in the audience have anything to ask or to state about this, proposed action of the Planning Board. None voiced.

Do any Planning Board members have anything to state or ask. None voiced.

Therefore, I would ask for a motion to close the Public Hearing.

Ms. Fitzgerald – I, so move.

Mrs. Brant – I second.

Chairman Johnston – Second, any discussion? All in favor, carried.

Hearing Closed at 7:03 P. M. Thank you.

SPECIAL MEETING

Chairman Johnston – Next is the Special Meeting. I will call the Meeting to Order at 7:04 P. M., with same participants.

There will not be Minutes, we will do those at our Regular Monthly Meeting.

The first order of business, is the:

- After-the-Fact Approval of the Subdivision of Lands as stated on the Notice.

Before we can act on this, we need to go through the SEQR form.

All Planning Board members have a copy of the SEQR form.

Before we go through this form let me ask Kevin, "is there anything that you want to bring to our attention?"

TOWN OF WESTPORT
PLANNING BOARD
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TOWN OF WESTPORT
PLANNING BOARD
NOTICE OF PUBLIC HEARING

Please be advised the Town of Westport Planning Board will hold a Public Hearing, Wednesday, May 9, 2012, at 7:00 P. M. at the Town Hall, 22 Champlain Avenue, Westport, New York for the purpose of considering the following project:

After-The-Fact Approval of Subdivision of lands formerly owned by Ralph and Rita Warren, now owned by Chris and Dianna DeGroff, Shirley Blum, and Dipanker Basu & Mary Savage, consisting of Tax Parcels Number: 66.3-1-8.112, 66.3-1-8.120, and 66.3-1-8.111

William Johnston
Chairman
Town of Westport
Planning Board
Dated: April 25, 2012

William Johnston, Chairman -Alan Eipps, Vice Chairman
Barbara Breyette, *Secretary*
Dwight Anson-Evelyn Brant-MaryLou Fitzgerald-Chris Maron-Donald K. White
Alternates --Courtney Fair & Cynthia Fairbanks

Planning Board
Public Hearing & Special Meeting
May 9, 2012

Mr. Hall – Other than the two (2) changes that I made to the map, stating the PBR (Principal Building Rights) issue, requested –

Chairman Johnston – Right.

Mr. Hall – and change of location map.

Chairman Johnston – Ok, good, thanks. So, we're going to go through Part 11, Impact Assessment, (attached, page 2A & B).

Part II – A & B, No., C1 – 7 NA.
D, NA, E, No.

Chairman Johnston – A motion is in order to determine that the proposed action WILL NOT result in any significant adverse environmental impacts –

Mr. White – I, so move.

Ms. Fitzgerald – I will second that motion.

Chairman Johnston – Any discussion. All in favor, carried. Thank you.

Let's move on to "approval of the subdivision", a motion to approve the subdivision is in order.

Mr. White, thank you.

Mrs. Brant – Second.

Chairman Johnston – Any discussion, all in favor, carried. Barbara, I notice that you didn't put "Other Business" on the Agenda. Is there any other business? There being none, Mr. White.

Mr. White – I move we adjourn.

Mrs. Brant – Second.

Chairman Johnston – All in favor, carried.

Meeting adjourned, 7:09 P. M.

Thank you all, very much.

Respectfully submitted,

Barbara A. Breyette
Secretary

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <u>Kevin A Hall, LS</u>	2. PROJECT NAME Warren Subdivision
3. PROJECT LOCATION: Municipality <u>Town of Westport</u> County <u>Essex</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>Ledgehill Road TM# 66.3-1-8.112-- (30 Ac.), TM# 66.3-1-8.111-- (69 Ac.), TM# 66.3-1-8.120-- (38 Ac.)</u>	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: After the fact approval of a 3 lot subdivision-- Sketch map presented to the planning board by Ralph and Rita Warren in 1988, but applicant never submitted the preliminary or Final Plat after the subdivision was Approved by the Adirondack Park Agency by permit #87-396. There is currently not an approved filed subdivision map at the Essex County Clerks office.	
7. AMOUNT OF LAND AFFECTED: Initially <u>138.5 acres</u> acres Ultimately <u>138.5 Acres</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: <u>Rural land classification by the APA and Town of Westport RR-8.5 S District</u>	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <u>Adirondack Park Agency permit #87-396</u>	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Kevin A. Hall L.S.</u>	Date: <u>4-24-2012</u>
Signature: <u>[Signature]</u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
N/A

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
N/A

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
N/A

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
N/A

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
N/A

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
N/A

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
N/A

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly: *N/A*

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

TOWN OF WESTPORT 4-24-2012
 Name of Lead Agency Date

William Johnston Chairman, Planning Board
 Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

WJ _____
 Signature of Responsible Officer in Lead Agency Signature of Preparer (If different from responsible officer)

Reset

JB