

**Town of Glenville
Planning and Zoning Commission
Monday, March 8, 2010
Glenville Municipal Center
18 Glenridge Road
Glenville, NY 12302**

Present: Jim Gibney, Steve Marsh, Joe Tassone, Mark Storti, and Cindy Gotobed

Excused: Mike Carr, and Tom Bodden,

Also Attending: Paul Borisenko, Building Inspector, Kevin Corcoran, Planning Department, Dana Gilgore, Engineering Department, Margaret Huff, Town Attorney, and Chris Flanders, Recording Secretary

1. Approval of the minutes of the February 8, 2010 meeting

Motion: J. Gibney **Seconded:** C. Gotobed
Vote: Ayes: 5 Noes: 0 Absent: 2
MOTION CARRIED

**2. Johnna Higgins
Johnson Road**

**Minor (2-lot) Subdivision
PZC Lead Agency**

The proposed subdivision would create a 17.124 +/- acre parcel from the existing 100.35 +/- acre parent parcel. The proposed lot will be used as a residential building lot with private well and on-site waste water disposal system. The property is located within a *Rural Residential/Agricultural* zoning district.

Johnna Higgins represented herself in this application. Her parents were present to address the Commission, as well. She stated that her parents were giving her land to build a home. She said the parcel is separated from the remainder of the property by Johnson Road.

J. Gibney asked if there are plans to further subdivide the remaining 80+ acres and Mr. Higgins said no, not at this time. J. Gibney said he would ask the owners of the property to provide a written statement that further subdivision is not intended for the next 18 month period.

J. Gibney said also discussed at the agenda meeting was the removal of material including old cars and metal drums. Mr. Higgins stated that he is in the process of removing that material, including an old truck. There was an old homestead located there, and he continues to find metal parts and objects that have been dumped there over the years. He will have it removed and disposed of appropriately.

J. Gibney asked if the applicant is aware that the percolation test revealed the need for a raised-bed septic system, and J. Higgins stated they are aware of that fact. J. Gibney also noted that

although there is a note on the map regarding percolation test results, the location of those test holes must be added to the map.

J. Gibney asked if the applicant will need to drill a well, and if they foresee a problem doing that. Mr. Higgins said water has not been a problem. A neighbor recently put a well in that yields 30 gallons per minute.

MOTION

In the matter of the minor subdivision application by Johnna Higgins, for a two-lot subdivision located at Johnson Road, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion: J. Gibney **Seconded:** J. Tassone
Vote: Ayes: 5 Noes: 0 Absent: 2
MOTION CARRIED

MOTION

In the matter of the preliminary minor subdivision application by Johnna Higgins for a two-lot subdivision located at Johnson Road, the Planning and Zoning Commission hereby conditionally approves the preliminary application.

Conditions of preliminary subdivision approval are as follows:

1. The applicant is to provide a written statement regarding the intent to, or no intent to, subdivide the remaining parent parcel within the next eighteen (18) months.
2. Junk materials will be removed from the site to the satisfaction of the Building Inspector.
3. It is noted that the percolation tests performed revealed the need of a raised-bed septic system.
4. The locations of the percolation test sites are to be added to the subdivision map.

The commission hereby schedules a public hearing for April 12 to consider the final minor subdivision application. However, in order for the Commission to schedule a public hearing for April 12, nine (9) copies of the revised subdivision map and/or requested information must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing.

Motion: J. Gibney **Seconded:** C. Gotobed
Vote: Ayes: 5 Noes: 0 Absent: 2
MOTION CARRIED

**B. Shirley L. Glindmyer
Swaggertown Road**

**Minor (2-lot) Subdivision
PZC Lead Agency**

This proposal will re-subdivide a 0.81 +/- acre parcel, containing an existing single-family home and improvements, from the 51.8 +/- acre parent parcel. The property is located within a *Suburban Residential & Rural Residential/Agricultural* zoning district.

Shirley Glindmyer was present to address the Commission. Her application proposes to restore the original boundaries of 1996.

M. Storti said the Commission would request a statement of intent for the larger, remaining parcel. Ms. Glindmyer said further subdivision is not intended. More Christmas trees will be planted on the larger parcel so her brother Doug can run the nursery. Eventually, he may grow blueberries. She will own the smaller parcel with the house.

P. Huff asked if the boundaries would be exactly as they previously were, and Ms. Glindmyer said yes.

MOTION

In the matter of the minor subdivision application by Shirley Glindmyer, for a two-lot subdivision located at Swaggertown Road, the Planning and Zoning Commission finds that this application will not result in a significant potential adverse environmental impact. Consequently, the Planning and Zoning Commission hereby issues a negative declaration.

Motion: J. Gibney **Seconded:** C. Gotobed
Vote: Ayes: 5 Noes: 0 Absent: 2
MOTION CARRIED

MOTION

In the matter of the preliminary minor subdivision application by Johnna Higgins for a two-lot subdivision located at Johnson Road, the Planning and Zoning Commission hereby conditionally approves the preliminary application.

Conditions of preliminary subdivision approval are as follows:

1. The applicant is to provide a written statement regarding the intent to, or no intent to, subdivide the remaining parent parcel within the next eighteen (18) months.

The commission hereby schedules a public hearing for April 12 to consider the final minor subdivision application. However, in order for the Commission to schedule a public hearing for April 12, nine (9) copies of the revised subdivision map and/or requested information must be submitted to the Town of Glenville Planning Department no later than 14 calendar days prior to the public hearing.

Motion: J. Gibney **Seconded:** S. Marsh
Vote: Ayes: 5 Noes: 0 Absent: 2
MOTION CARRIED

With no further items on the agenda, the meeting was adjourned at 7:25 p.m. The next meeting of the Town of Glenville Planning and Zoning Commission is to be held on ***Monday, April 12, 2010.*** The agenda meeting will be held on ***Monday, April 5, 2010.***

Submitted by Chris Flanders, Stenographer:

Filed with Linda Neals, Town Clerk:
