

TOWN OF VIRGIL PLANNING BOARD
Minutes of Regular Meeting - Monday, 28 August 2017 - 7 PM
Town Hall - 1176 Church Street - Virgil, NY 13045

Board Members (*absent)

Jeffrey Breed, Chairman
Gary Wood
*Carole Lathrop
Ann Howe
Mark Baranello
Dale Taylor, Alternate

Others Present

Craig Umbehauer, Town CEO
Joan Fitch, Board Secretary
Patrick Snyder, Town Attorney

Applicants & Public Present

Craig J. Bush, Applicant.

REGULAR MEETING

The Regular Meeting of the Town of Virgil Planning Board was called to order by Chairman Jeffrey Breed at 7 p.m.

OLD BUSINESS

None

NEW BUSINESS

Craig J. Bush, Applicant/Reputed Owner - NYS Route 13 - TM #s 115.00-01-01.100 - Proposed Minor Subdivision

Chairman Breed recognized the applicant who was seeking approval to subdivide his 8.742±-acre into three parcels, as shown on the map accompanying the application. Lot 1 would have 3.04± A; Lot 2, 2.01± A, and Lot 3, 3.69± A. Lot 2, he stated would be combined with his adjacent parcel, and the two remaining lots he planned to sell. Mr. Bush distributed a 22 August 2017 survey map, prepared by Brian Klumpf, LS, to Board members.

The possibility of having a landlocked parcel (Lot 2) was discussed; if this parcel was combined with the applicant's adjacent parcel, the problem would be eliminated. Driveway access was discussed. The driveway on Lot 1 will be included in the deed to Lot 3, thus providing legal access.

Attorney Patrick Snyder commented on the proposed consolidation: properties must be in same name and school district.

Chairman Breed acknowledged receipt of a memo from the Cortland County Planning Department, dated 10 August 2017, which stated their recommendations. These recommendations will be included in this Board's conditions, if approved.

At the request of the Chairman, the Board Secretary read aloud Part II of the Short Environmental Assessment Form. Negative responses were obtained to all questions in Part II. **A motion was then made by Member Gary Wood that the action, based on the information submitted, will not cause any significant adverse environmental impact, resulting in a Negative Declaration. The motion was seconded by Member Baranello, with the vote recorded as follows:**

Ayes:	Chair Breed	Nays:	None
	Member Wood		
	Member Baranello		
	Member Howe	Absent:	Member Lathrop
	Alternate Member Taylor		

Motion carried.

This becomes Action #19 of 2017.

A motion was then made by Member Wood to approve the Subdivision of Land, as requested, conditioned upon: (1) the Planning Board makes no representation regarding the suitability of the proposed lots for development, road or highway access, nor environmentally sensitive areas (such as wetlands, (2) all onsite sewage treatment systems must be approved by the Cortland County Health Department, (3) all private wells must be drilled and installed by a Licensed Well Driller and meet the Town of Virgil Aquifer Protection Requirements, Local Law #3 of 2010 of the Town Zoning Law, (4) the purchasers of lots may be required to have a Stormwater Management Plan as required by the NYSDEC "General Permit for Construction," (5) all new road access points must be approved by the NYS Department of Transportation, (6) the applicant must submit the required copies of the boundary survey to the Town Clerk for signature by the Planning Board Chairman within six months of Board approval, (7) the required copies must be filed with the County Clerk within sixty-two days after being signed, and (8) Lot #2 will be consolidated with the adjacent Tax Map Parcel #115.00-08-09.000, if possible, with proof of consolidation provided to the Town Code Enforcement Officer; if said parcels cannot be consolidated into one, the owner agrees that no applications will be made for residential building permits on such parcel. The motion was seconded by Member Howe, with the vote recorded as follows:

Ayes: Chair Breed
Member Wood
Member Baranello
Member Howe
Alternate Member Taylor
Nays: None
Absent: Member Lathrop

Motion carried.

This becomes Action #20 of 2017.

APPROVAL OF MINUTES – 24 JULY 2017

A motion was made by Alternate Member Dale Taylor to approve the (T) Virgil Planning Board Minutes of 24 July 2017, as submitted. The motion was seconded by Member Howe, with the vote recorded as follows:

Ayes: Chair Breed
Member Baranello
Member Howe
Alternate Member Taylor
Nays: None
Absent: Member Lathrop
Abstain: Member Wood

Motion carried.

This becomes Action #21 of 2017.

ADJOURNMENT

At 7:25 p.m., a motion was made by Alternate Member Taylor, seconded by Member Lathrop, to adjourn the meeting. All Board members present voted in the affirmative.



Joan E. Fitch
Planning Board Secretary

Emailed to Town Supv., Clerk, Atty., CEO, PB
Members & Co. Planning on 12/18/17.