

MEMBERS PRESENT: Joe Cooley; Denise Heischman; Brian Hoose, Mary Szlosek

MEMBERS ABSENT: Betsy Taylor

ALSO PRESENT: Ron Henkel, Al Carue, William Bushang, Trent Hall, Nathan Gould, Debbie & Jarred Bartoo, Jennifer Lochner, Danny Bassette, Charlie Johnson

Chairman Cooley called the meeting to order at 7:30 PM.

SITE PLAN APPROVAL: 64 Hyde Park

Ron Henkel and Al Carue presented plans for a new, single family home on Hyde Park.

Chairman Cooley suggested they discuss SEQR first. Denise Heischman stated her only concern was flooding in previous years. Charlie Johnson stated that the site plan showed a small area of flood zone behind the house. The road elevation is above the flood elevation at the creek and therefore acts as a dam. The applicant added that main floor of the house is 2 ½ feet above the flood elevation. They will install a sump pump that will take care of ground water and direct water to the drainage ditch at the rear of the property.

The neighbors at 84 and 90 Hyde Park raised the issue of a drainage ditch that runs behind some of the properties on Hyde Park. They believe this ditch collects water from the school parking lot and is supposed to be maintained by the school district. Charlie Johnson will investigate.

Motion by Denise Heischman, seconded by Brian Hoose to give a negative declaration to the SEQR.

ROLL CALL VOTE

- Joe Cooley – Aye
- Denise Heischman – Aye
- Brian Hoose – Aye
- Mary Szlosek – Aye

ALL IN FAVOR, MOTION CARRIED, NEGATIVE DECLARATION ON SEQR

The applicant submitted the plans for the house. It will be 2600 sq ft, single family home. The board discussed the plans.

Chair Cooley asked for comments from the public. There were none.

Motion by Brian Hoose, seconded by Mary Szlosek, to approve site plan with the condition that the applicant add the following to the plan documents:

- Overall height of the house
- Window trim to be carried around to all windows
- Downspouts be directed to the drainage swale at rear of property via underground pipes
- Indicate gas and water utility connections

ROLL CALL VOTE

- Joe Cooley – Aye
- Denise Heischman – Aye
- Brian Hoose – Aye
- Mary Szlosek – Aye

ALL IN FAVOR IN FAVOR, MOTION CARRIED

CONCEPT DISCUSSION: 21 LOCUST STREET

The resident at 21 Locust St would like to demolish her current house and build a new house on the same location. They bought the house with the idea of renovating it but it is in such poor condition that the cost of renovating would be greater than the cost of building a new home.

The Board agreed that the house should be demolished and reached general consensus on the general site plan as submitted. Being that this is a Concept Discussion, no further action was taken by the Board.

DISCUSSION: SMALL AND LARGE PROJECT CHECKLISTS

Charlie Johnson and Judi Barrett submitted a new checklist for small and large projects. The suggestion is to split projects between R1/R2 and all other districts. Small projects in R1/R2 districts would be 201-900 sq. ft and large projects are those 901 sq. ft or more. In all other districts, small projects are 201-2000 sq. ft and large projects are 2001 sq. ft or larger. The Board discussed and agreed on the new checklists submitted. Mary Szlosek suggested that past projects be reviewed to confirm the areas as proposed are adequate. This now must go to the Board of Trustees since it means a change to the Village Code.

Motion by Denise Heischman, seconded by Brian Hoose, to adjourn the meeting at 8:36 PM.

ALL IN FAVOR, MOTION CARRIED

Respectfully submitted,
Judi Barrett, Clerk