

Planning Board Meeting
October 4, 2021

Present: Bob Salmon, Bob Lake, Karl Anderson, Andy Jones, Counsel Bell, Code Officer Geer, Jody Armstrong (Anthony Armstrong Estate), Nate Secord of Green Team, Jill Doss
Absent: Scott Pellman, Joyce Newkirk

Update on Joyce Newkirk

Joyce is now in a boot cast and needs to keep weight off her foot. She is recovering well and is hopeful to be back to a normal schedule soon. Miss you Joyce!

Public Hearing -Estate of Anthony Armstrong and Brian Bossert - Dyke Road

Chairman Salmon called the public hearing to order at 7 p.m. He invited Ms Armstrong - representing the Estate of Anthony Armstrong forward to explain the requested boundary modification between 496 and 498 Dyke Road. Ms. Armstrong explained that it was discovered during the potential sale of the Armstrong Estate that an existing shed is sitting partially on the neighboring property (Bossert at 498 Dyke Road). The shed is the property of the Armstrong's. The neighbor has agreed to adjust 20 feet of land from their property to the Armstrong property so that the shed will sit entirely on the Armstrong land. The area where the shed is located is an embankment and heavily treed area so the property (the 20' strip) is not usable for the Bossert's. The Bossert's are in favor of the line adjustment. Chairman Salmon asked about moving the shed. Ms. Armstrong said it was one of the options being considered, but there is also a trail that leads to an upper portion of property and this 20' would correct the access to that trail as well. The information was sent to Madison County Planning Board and they have replied as follows: *The proposed property line adjustment will have no county-wide impact, therefore this application is being returned for Local Determination. That said however, for these particular parcels, it may be better to only move the lot line the minimum amount to have the shed on the northern property (approximately five feet) rather than the twenty feet proposed. These lots now only have approximately 150' of road frontage, even with the marginal 10' dog-leg frontage shown on the survey, so keeping them both nearest the original width is important."*

Counsel Bell commented that if the Board were to approve the request, a new re-combined deed with a new legal description would need to be drawn so that this parcel is correctly joined to the Armstrong parcel and not left as a floating piece of landlocked parcel. With no further comment from the Board or the public, the public hearing was closed upon the motion made by Karl Anderson, seconded by Bob Lake. All members present voting in favor.

Chairman Salmon opened the regular meeting.

Bossert/Armstrong-Property Line Adjustment 496 and 498 Dyke Road

The Board members discussed the information presented at the hearing this evening for the property line adjustment. Upon the motion made by Karl Anderson, seconded by Bob Lake, the Board grants approval of the subdivision application based upon the subdivision drawing prepared by Seguin Land Surveyor, LLC entitled the Lands of Bossert & Armstrong dated September 26, 2021 conditioned upon the applicant filing a re-combined deed for the Armstrong property. All members present voting in favor. Secretary to contact Forrest Seguin to prepare a Mylar print for filing.

Nate Secord - Green Team - Signage 810A E Genesee Street

Nate Secord appeared before the Board this evening to discuss installation of a brushed aluminum sign 5'4" x 2' 1" on front of the building he currently is leasing from John Sorbello. The sign would be installed above the porch area of the building. The main reason for the signage request is for identification for deliveries. The site is mainly a meeting room and office. The sign will be lit by existing light fixture (upward) and not internal lighting. Installation would be direct mount to the building with bracket and metal spacers. The Board discussed the SEQR form that was submitted with the sign application. Upon the motion made by Karl Anderson, seconded by Andy Jones, the Board declares themselves Lead Agency for purposes of SEQR, determining this is an Unlisted Action with a negative declaration. All members present voting in favor.

Upon the motion made by Andy Jones, seconded by Karl Anderson, the Board recommends approval of the 5'4" x 2'1" brushed aluminum wall mounted sign, using the existing upward lighting fixture to be affixed directly to the building at 810A E Genesee Street above the porch on the front of the building using back braces and metal spacers. All members present voting in favor. Mr. Secord was instructed to get in touch with Code Officer Geer in regard to the sign permit.

Mr. Secord spoke about the installation of charging stations for the Village near the trail head by Freunscht (Hunt Realty). The Board suggested he look into any potential issues with locating these charging stations in a flood plain area.

Minutes

The Board members reviewed the minutes of September 7, 2021. Upon the motion made by Karl Anderson, seconded by Bob Lake, minutes of September 7, 2021 approved as written. All members present voting in favor.

Crouse Estate - Status of Work for Outdoor Storage Area

Code Officer Geer reported that two letters have been sent to the Crouse Estate in regard to several items that have not yet been completed for the outdoor storage area owned by the Crouse Estate. An order of violation remedy has been prepared and will hopefully be mailed tomorrow to the Crouse Estate. This is a 30-day response notice. Code Officer will copy Counsel Bell and the Secretary for the Board as well.

296 Genesee Street - update

An architect stamped plan for the alteration for 296 Genesee Street has been provided to the Code Officer as requested by the Board at the last meeting.

With no further business, meeting adjourned at 7:50 p.m.

Respectfully submitted,

Jill A. Doss
Secretary to PB