

## **Planning Board Minutes – November 20, 2023**

Meeting called to order at 7:00M by Chairman George Dowse was held in the Town meeting room at 56 Geneva St, Dresden NY.

**Present:** George Dowse, Ellen Campbell, Robert Miller, Michael Warner, Floyd Hoover

**Others Present:** Gary McIntee, Nathan Nolt, Darlene Conley, Christopher Case

Chairman opened the public hearing on the McNamara and Nolt Sub Division applications at 7:05pm Clerk sent out notices to all property owners within 500' of property to be divided.

**SD 23-3** Nancy McNamara 2268 Swarthout Rd sub division application would like to divide her property TM # 63.02-1-1 into three (3) parcels. Parcel A -1.61 acres, Parcel B-1.032 acres and Parcel C remaining 27.357 acres. Nathan Nolt appeared as her representative. She would like to reduce mowing area and agreed to sell a parcel to her neighbor to build a home on. One parcel has a barn on it. Discussion on wells and leach fields if parcel is a buildable lot enough for separation.

With no one appearing to speak in favor or opposition of this sub division, Chairman closed hearing at 7:15 and moved on to other business,

**SD23-4** Nathan Nolt property at 2013 Rte. 14 would like to divide TM # 52.01-1-8 into two (2) parcels, Parcel A -3.889 acres, Parcel B remaining 72.411 acres. Parcel A will be his sons' residence.

Gary McIntee asked if there was a house on the property now, why is it being sub divided. There are two homes on the property which is the reason for sub division.

With no one appearing to speak in favor or opposition of this sub division, Chairman closed hearing at 7:30 pm and moved on to other business,

Christopher Case lives at Oliver Road challenges the validity of the sub division of property below him. He is complaining about a 3-year-old subdivision near him. The wells are within 120 feet of his septic is illegal. His stated his septic drains into the wells below his property.

Chairman led the Pledge of Allegiance.

**Minutes of October** were presented, and tabled for edits.

**Greenidge Sound Study-** George, Grant Downs and Dwight James will be present at Greenidge and sites during testing.

**SEQRA – Review McNamara Sub Division 23-3**

George presented Part 2 SEQR short form on SD 23-3. Motion by George 2<sup>nd</sup> by Mike, to declare Town Planning Board as lead agency, carried.

George read each question aloud for members decision,

Motion by Bob 2<sup>nd</sup> Floyd to accept the completed SEQRA and it's finding a negative declaration that the proposed action will not result in any significant adverse environmental impacts. Carried by all.

**Final decision** on this sub division will be made after receiving comments from the Yates County Planning Board review.

**SEQRA \_ Review Nolt Sub Division 23-4** George presented Part 2 SEQR short form on SD 23-4. Motion by Bob 2<sup>nd</sup> by Floyd, to declare Town Planning Board as lead agency, carried.

George read each question aloud for members decision,

Motion by Mike 2<sup>nd</sup> Bob to accept the completed SEQRA and it's finding a negative declaration that the proposed action will not result in any significant adverse environmental impacts. Carried by all.

**Final decision** on this sub division will be made after receiving comments from the Yates County Planning Board review.

George presented the final draft of the Short-term Rental Law for approval. Motion by Bob 2<sup>nd</sup> Mike to recommend presenting this law to the Town Board for adoption, carried by all.

Gary McIntee questioned Finger Lakes Treehouse planning to add two more tree houses also a campground at the old stone quarry of Eskildsen. The land was sub divided earlier this year. George stated he has not notified of any pending applications.

No further business George made a motion to adjourn carried.

Respectfully submitted

Darlene Conley

Deputy Town Clerk

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