

Donnelly Subdivision

Chris Snyder advised that he has requested, but has not received an updated survey. He will need the updated survey to determine if there is proper frontage to allow the subdivision.

Chris Williams, 12300 Cary Road has concerns regarding how the subdivision and subsequent home construction will impact his property. Mr. Williams provided photos of his property which showed the proximity to the intended construction. He feels the construction will be too close to his property.

Chairman Dewitt advised that this subdivision request will be tabled until next month due to the need for the updated survey to move forward.

Unfinished Business

Ledgestone Village

Chairman Dewitt reviewed the copy of the letter to Chris Snyder dated May 8, 2023 from Michael Metzger, engineer providing his comments on materials received April 18, 2023.

The following comments included in the letter pertinent to the planning board were discussed:

- The need for the Town Board to make a decision regarding approving an easement which would allow for the construction of a secondary emergency access road. Chairman Dewitt inquired regarding this at the Town Board Work Session held May 8, 2023. Supervisor Sitzman advised Chairman Dewitt via email that the Town Board is unanimously opposed to approving an easement for this purpose.
- The SWPP submitted does not include information required to calculate drainage.
- A portion of the building is located in a 100-year flood plain needs documentation removing the flood plain designation or reworking the building location.
- The Town Board will need to review the buffering and landscape design to ensure it is satisfactory.
- Due to the possibility that the federally jurisdictional wetland could be extended on to adjoining parcels resulting in NYSDEC identifying it as a state jurisdictional wetland as well at a later date, it is recommended that the applicant provide NYSDEC communication or a solid opinion from the project wetland professional. If the wetland designation is extended, it would affect the development of the site.
- The requirement for parking spaces is 56. The plan identifies only 48 parking spaces and needs to be amended.

Holly Ahl, 1254 Laray Drive expressed concerns regarding the buffering and landscaping. Chairman Dewitt advised her that she is welcome to review the landscaping plan.

Town Board Meeting Reports

None

Special Meeting Report

None

Suggestions from members, consultant and Building Inspector

None

Monthly property progression review

Representatives to the 2023 Town Board Meeting (meetings are every 1st and 3rd Monday)

- January
 - Mike Dewitt & Colleen Rogers
- February
 - Duane Connors & Bob Meyer
- March
 - Matt Malecki & Mike Dewitt
- April
 - Colleen Rogers & Duane Connors
- May
 - Bob Meyer & Matt Malecki
- June
 - Mike Dewitt & Colleen Rogers
- July
 - Duane Connors & Bob Meyer
- August
 - Matt Malecki & Mike Dewitt
- September
 - Colleen Rogers & Duane Connors
- October
 - Bob Meyer & Matt Malecki
- November
 - Mike Dewitt & Colleen Rogers
- December
 - Duane Connors & Bob Meyer

Next meeting

Tuesday, June 13, 2023

***A motion was made to adjourn the meeting at 7:25 p.m. by Bob Meyer, seconded by Duane Connors; Carried. Unanimous.*