

VILLAGE OF RICHMONDVILLE PLANNING BOARD

Special Public Hearing 4/26/16

Map Tax Parcel #78.19-3-1.1

Village of Richmondville Planning Board Members in Attendance

Linda Carpenter (Co-Chair)	Present
Helen DeTiberus (secretary)	Present
Jamie Ethier (alternate)	Absent
Lisa Scott	Present
Dennis Shaw	Present
Joan Sondergaard (alternate)	Present
Diana Spenello (Co-Chair)	Present

County Staff Present:

Village Staff Present:

Guests:

Harold Loder

Caryn Miodzianowski, Representative for Bohler Engineering

Denise & Paul E. Sawyer

Call to Order: The meeting was called to order at 7:00 p.m. with a salute to the American Flag

After introduction of the Planning Board members, Co-Chair Diana Spenello asked the public if they had any comments or questions for which no one did. It was indicated by Caryn Miodzianowski, Bohler Engineering representative, that all required certified mailings were done to the property owners within

250 feet of the above mentioned tax parcel #78.19-3-1.1. Notice of the public hearing was printed in the April 20, 2016 issue of the Times Journal newspaper. She presented a large updated sketch of the requested sub-division. There were concerns about the easement that was shown in the drawing. Harold Loder, property owner, showed legal documentation that the easement was returned to the owner of the parcel. It had last been surveyed in 2014.

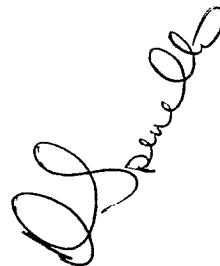
Because our County Planning Board member, Shane Nickle, could not be present, he left a message that Diana Spenello read at the Public Hearing. PLEASE SEE ATTACHED OPENING STATEMENT. It included that the matter being addressed at this hearing is only for the sub-division of the property proposing to create a 1.5 acre parcel and an 18 acre parcel. If this sub-division is approved it must meet Village requirements and the two parcels will then exist regardless of what type of project is proposed in the future. Any future proposals for the property will still need to be approved by the Village Planning Board and the Village Board. Any commercial development proposed will trigger State Environmental Quality Review along with discussion of issues of traffic, parking, pedestrian traffic, landscaping, lighting, architecture and signage. After site reviews are done by the Boards another public hearing will take place.

A letter from the Schoharie County Planning Commission was read. It indicated that the County felt that the Primax Properties, LLC Subdivision of Parcel with SBL #78.19-3-1.1 meets the requirements of local concern pursuant to Schedule A of the Local Board/County Planning Commission Agreement. This means that the County does not recommend approval or denial application but leaves it to the local agency. A referral would be submitted to NYSDOT Region 9 because it was located along a New York State Road. "A Report of Final Action by Local Board" form was to be completed by the Village Planning Board and returned to County Planning Commission within 30 days of final action.

The Village Planning Board reviewed application and filled out Page 3. The Board then reviewed the Short Environmental Assessment Form. Approval for subdivision was motioned by Linda Carpenter and seconded by Diana Spenello. The motion to approve subdivision was carried unanimously. Caryn Miodzianowski will file approval with the County Clerk. She will bring the MILAR and the Site Plan review to our next regular meeting on May 12, 2016 and 3:15.

The meeting adjourned at 7:50 pm.

Recorded by: Helen DeTiberus, Secretary

A handwritten signature in black ink, appearing to read "D. Spenello", written vertically on the right side of the page.

Public Hearing Opening Statement
Subdivision for Tax Map Parcel #78.19-3-1.1
April 26, 2016

Would everyone please stand for the Pledge to the Flag?

Welcome and thank you for joining the Village of Richmondville Planning Board Public Hearing. This evening, we will be discussing the subdivision of Tax Map Parcel #78.19-3-1.1 .

Introduce myself and board members.

The subdivision of tax map parcel #78.19-3-1.1 (a 19.52-acre parcel) into more than one parcel is needed if a stand-alone, commercial use is proposed at this site. A minor subdivision of this parcel located in the Richmondville Gateway Planned Development Zone is proposed to create a 1.5 acre parcel and an 18-acre parcel. It is the understanding of the Village of Richmondville Planning Board that a Dollar General store may be proposed for the smaller parcel, but there are several possible layouts for development and other uses that may be pursued at this site. The Village of Richmondville Planning Board has concluded that a separate environmental review of the subdivision without considering the entire development action at this point is warranted for the following reasons:

1 - the minor subdivision must meet Village requirements and the two new parcels, if approved, will exist regardless of the type of development proposed or if no development is approved. The location of existing property lines, floodplain, and drainage easements limit the size of the smaller parcel to the dimensions proposed and there is limited opportunity for increasing the size of the parcel if development on the small parcel is not approved.

2 - the segmented review will be no less protective of the environment because any proposed development will require a joint review by the Planning Board and Village Board. Any commercial development proposed will trigger State Environmental Quality Review (SEQR) and discussion of issues such as vehicular traffic, parking, pedestrian traffic, landscaping, lighting, architecture, and signage. There will be

more details available at the time a site plan/special use permit review occurs and a thorough review of all specific impacts will be undertaken with public review and input at that time.

The Planning Board is seeking the public's input regarding ONLY the subdivision of this parcel of property. Another public hearing will be held at a later date to discuss any site plan application that is submitted.

Please note that an application regarding county-wide impact of this subdivision was sent to the County Planning Commission, certified mailings were sent to individual homeowners within 250 feet of the parcel, and a legal notice was submitted to the Times Journal by our clerk, Joe Pizzo, and appeared in such local newspaper on April 20, 2016 (within the five day window).

The Board will abide by the following procedure this evening:

- 1 Public Comment - individuals wishing to address the Board may do so, but please limit comments to three (3) minutes per person
- 2 Planning Board questions/comments regarding sketch plan, application, short environmental assessment form
- 3 Review of County Planning Commission letter
- 4 Work through page three of the subdivision application
- 5 Review short environmental assessment form - part 1
- 6 Assessment of short environmental assessment form - part 2
- 7 Possible vote to subdivide Tax Map Parcel #78.19-3-1.1

Again, thank you for taking to time to speak with us regarding the subdivision of this property.