

Planning Board
Village of Dexter
Regular Meeting/Public Hearing
January 27, 2020
Minutes

Quorum: Yes

Meeting called to order at 6:30 PM by Chairman Stephanie Ferguson.

Members present: Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver

Also present: Tom Storino, Adam Storino both of Storino Geomatics Land Surveying Services, Brittnie Carroll-Applicant, Dale and Lori Freeman-Involved party, Gerry Kostyk, Jose Bernier, MaryAnn Carroll, Diane Carroll, Linda Carroll, Jeff Branche, Julie Bruce, all residents.

Absent: Brian Moore, Todd Reinhardt {called in}

Motion Deborah Harmann 2nd Heidi Bernier to Open the Public Hearing to hear comments on an application submitted by Brittnie Carroll requesting the subdivision of parcel 72.74-1-41.2 and lot line adjustment for the property located at 125 Maynard Avenue, parcel numbers 72.74-1-42 and 72.74-1-44.

Ayes: 5 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver

Nays: 0

Comments:

Julie Bruce and Jeff Branche: Inquired about exact location of involved parcels. Were shown maps.

Lori Freeman: States she and her husband Dale Freeman of parcel 72.74-1-40 and 72.74-1-45 have discovered new information pertaining to the lot line and subdivision application since the last meeting held on December 9th 2019. For guidance they sought the help of licensed surveyor Gerry Kostyk.

Gerry Kostyk: Suggestions

- Storino's should place wood stakes to represent lot lines so that all involved parties may get a good visual before any map finalizations are to be made.
- Map Title Change to reflect all involved parties, to include both Brittnie Carroll and Dale Freeman, along with change of description on parcel 2 which should reflect Brittnie Carroll as well as Dale Freeman.
- Points out that with the proposed subdivision it would eliminate the encroachment of Dale Freemans home situated on parcel 72.74-1-40 onto parcel 2 (as labeled on map) due to the fact that he is to be conveyed parcel 2 and will then own both parcels.

Board Concerns:

- Both parcel 1 and 2 of the subdivision need to have access to a public roadway.

Tom Storino: Parcel 1 will be assembled with Brittnie Carroll's existing lots 72.74-1-42 and 72.74-1-44 to which it will gain road access. Parcel 2 will become Dale Freeman's, which will have access by way of his current properties 72.74-1-40 and 72.74-1-45.

- Are Timothy and William Carroll owners of parcel 72.74-1-41.1 in agreeance with the placement of the subdivision line?

Brittanie Carroll: States the proposed subdivision line will not affect Timothy and William Carroll's existing parcel #72.74-1-41.1 in any way. Also stated that Timothy and William Carroll will discuss the encroachment of their residence (located on parcel 72.74-1-41.1) onto her parcel 72.74-1-44 at a later date.

Timothy and William Carroll, Via Telephone Conference: Both State that they are in total agreement with the Subdivision.

-Parcel 1 will meet the minimum 8000sqft/.18-acre Zoning requirement as it is being assembled with existing parcel 72.74-1-42 and 72.74-1-44. Parcel 2 sits at .164-acre falling short of the 8000sqft/.18-acre requirement, which would require an area variance.

Gerry Kostyk: Rather than an area variance, suggests having a notation added to the survey map, to be filed with the county, stating that no structures are to be built on parcel 2 until it is assembled with parcel numbers 72.74-1-40 and 72.74-1-45 owned by Dale Freeman, as this assembly will bring the lot into compliance with the 8000sqft minimum lot size requirement.

-At tonight's January 27th meeting we have been shown a small change from the map we were shown at the December 9th meeting. Gerry, in your opinion does the Board need to hold a second public hearing?

Gerry Kostyk: If there were any significant changes proposed then yes, a second hearing would be recommended. With minimal changes being shown, and as long as everyone is in agreeance, I see no need for a second hearing as long as your contingencies are listed upon map approval.

Motion Charlene Mannigan 2nd Heidi Bernier to close the public hearing.

Ayes: 5 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver

Nays: 0

Public Hearing Closed at 7:00pm

Motion Heidi Bernier 2nd Deborah Harmann to approve the subdivision and lot line adjustment for parcel 72.74-1-41.2 upon the following conditions:

1. Storino Geomatics Land Surveying Services will stake out the proposed lot lines for all involved parties to view prior to finalizing the map.
2. There be a Map Title Change to reflect all involved parties, to include both Brittanie Carroll and Dale Freeman, along with change of description on parcel 2 which should reflect Brittanie Carroll as well as Dale Freeman as parcel owner.
3. A notation be added to the survey map, to be filed with the county, stating that no structures are to be built on parcel 2 until it is assembled with parcel numbers 72.74-1-40 and 72.74-1-45, as this assembly will bring the lot into compliance with the 8000sqft minimum lot size requirement.

Ayes: 5 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver

Nays: 0

Within the following week the Storino's will stake out the property and be in contact with all parties for viewing. They will also submit an amended copy of the lot line adjustment application when final maps and descriptions are brought to the office for Chariman Ferguson to sign.

Motion Charlene Mannigan 2nd Heidi Bernier to open the regular meeting.

Ayes: 5 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver

Nays: 0

Privilege of the Floor: None

Motion Heidi Bernier 2nd Carol Oliver to accept minutes of the December 9, 2019 meeting.
Ayes: 5 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver
Nays: 0

Correspondence: None

New Business: Stephanie Ferguson, Deborah Harmann, Jose and Heidi Bernier gave their RSVP for the Annual Government Conference to be held on March 26, 2020

There will be no meeting in February unless business arises.

Motion Carol Oliver 2nd Deborah Harmann to close the meeting.
Ayes: 5 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver
Nays: 0

Meeting adjourned at 7:15PM.

Respectfully submitted, Danielle Queior