

Planning Board
Village of Dexter
Regular Meeting
September 28, 2020
Minutes

Quorum: Yes

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

Members present: Stephanie Ferguson, Charlene Mannigan, Carol Oliver, Brian Moore, Todd Reinhardt, Tammy Hanson.

Also present: Julie and Willis McIntosh, Scott and Kendra Allen; applicants.

Absent: Deborah Harmann {called in}

Privilege of the Floor: None

Motion Charlene Mannigan 2nd Brian Moore to accept the minutes from the July 13, 2020 Special Meeting.

Ayes: 5 Stephanie Ferguson, Charlene Mannigan, Carol Oliver, Brian Moore, Todd Reinhardt.

Nays: 0

Abstain: 1; Tammy Hanson

New Business: Willis and Julie McIntosh and Kendra and Scott Allen, owners of neighboring properties on West Grove Street, parcels 72.66-3-5.2 and 72.66-3-4, would like to present the Board with two preliminary lot line adjustments. The two parties are hoping to reconfigure their existing property lines. Prior to having the land surveyed they would like to be sure the Planning Board has no objections and is on board with their idea of the reconfiguration.

Board Concerns:

-Looks as if Joan Youngs's driveway encroaches parcel 5.2.

Willis McIntosh: There is an easement for Youngs's driveway in the deed to my property (parcel 72.66-3-5.2). Bradley Street road frontage is 66' wide including the easement to Youngs's driveway which just meets the 65' minimum road frontage requirement. The intention is to gain a 66'x100' section of land from Mr. Allen (Parcel 72.66-3-4), this section combined with 72.66-3-5.2 would provide 132' of road frontage. This would allow for a small modular and garage to be placed on the parcel and still meet the required setbacks.

-What if Youngs wanted to pave her driveway in the future?

Willis McIntosh: Would like driveway to be left stone, he has no current plans to use the space other than to access his property that lies behind the Youngs residence.

-If Youngs were to sell her property what would happen to her driveway?

Willis McIntosh: A 12'x60' easement for Youngs's driveway is shown on the deed for parcel 5.2.

-Allen's Intention?

Mr. Allen: Would like to add a small section of land from parcel 72.66-3-5.2 (owned by Mr. McIntosh) to his current parcel (72.66-3-4) for a possible shed and or garden area.

What are the McIntosh's plans for parcel 72.66-3-5.1?

Mr. McIntosh: There is a separate deed for 72.66-3-5.1, son lives at residence.

-Zoning calls for straight lines and right angles dependent of topography. The portion of land the Allen's would like to gain from parcel 72.66-3-5.2 is not square.

Willis McIntosh: the proposed lot lines follow a natural cliff line.

All parties agreeable to the swap of lands.

A survey of the properties will be done as soon as possible.

The next regular meeting will be held October 26th at 6:30pm to discuss the lot line application and survey map.

Motion Charlene Mannigan 2nd Carol Oliver to hold a public hearing on Monday November 9th at 6:30PM.

Ayes: 6 Stephanie Ferguson, Charlene Mannigan, Carol Oliver, Brian Moore, Todd Reinhardt, Tammy Hanson.

Nays: 0

Motion Stephanie Ferguson 2nd Carol Oliver to close the meeting.

Ayes: 6 Stephanie Ferguson, Charlene Mannigan, Carol Oliver, Brian Moore, Todd Reinhardt, Tammy Hanson.

Nays: 0

Meeting adjourned at 6:50pm.

Respectfully submitted, Danielle Queior