

**VILLAGE OF SOUTH GLENS FALLS
PLANNING BOARD
PRESENTATION OF
Meeting and Public Hearing Minutes **FINAL PDF**
For
Wednesday **April 8, 2015****

MEMBERS IN ATTENDANCE

David Linehan, Chairman
Nick Bodkin
Debbie Fitzgibbons
Gayle Osborn
Thomas Wade Jr. [TJ]

OTHERS IN ATTENDANCE

Tony Girard, Village Trustee
Joe Patricke – Code Enforcement
Gary Robinson - Village Consulting Engineer
Mr. John England
Mr. Larry Clute, Contractor
Anthony Cerrone for Cerrone llc
Michael O'Connor -Attorney for Cerrone llc
Tom Hutchins Consult. Engineer – Cerrone llc
Hyde Clarke Young / Sommer / Verizon Wireless
Sara Colman AiroSmith Development Corp. for
Verizon Wireless
Bert Weber- Common Roots Brewery

MEMBERS ABSENT or Recused

NONE

ALTERNATE IN ATTENDANCE

No Alternate named at this time

- I. The MEETING was CALLED TO ORDER by Chairman Linehan at 7:00 P.M. The chair welcomed those in attendance.**
- II.** The Chair then asked for a review and approval of (**March 11**) meeting and HEARING minutes. Gayle Osborn for; **Thomas Wade seconded** and the motion passed unanimously.
- III. SITE PLAN (S) REVIEW (S) [pursuant to – code Ch. 119 OR SUBDIVISION REVIEW [pursuant to – code Ch. 153-41] & OTHER REVIEWS **IN PROGRESS**:**

**Chair Opened
Meeting and
reviewed
agenda**

**Minutes
approved
unanimously**

Matters regarding the comprehensive plan:	SEE: OLD BUSINESS / Matters regarding other reviews
Matters regarding capital improvements to: <u>Commercial Use Property</u> Dwelling, Multiple Family /Residential Use Property Industrial Use Property	Second Public hearing on subdivision lands of .573 acres at 2 Wilson Avenue Tax map parcel 50.21-1-29 Amend SEQR classification from “Unlisted” to a “Type I” to all pertinent Cerrone application documents DOH request of Full EAF: Cerrone?
Matters regarding subdivision of land:	
Matters regarding zoning of land:	
Matters regarding other reviews or actions:	Action on Application Application for Site Plan Review and Statement of Intent submitted by: Verizon Wireless DRAFT AMENDMENTS TO PB BY-LAWS. <u>Comprehensive Plan WORKSHOP WITH VILLAGE BOARD AND OTHER INVOLVED PERSONNEL RESCHEDULE?</u>

IV. APPLICATIONS and /or Pre-Submissions FOR SITE PLAN REVIEW

APPLICATION(S) FOR SITE PLAN REVIEW [pursuant to – Chapter 119] or SUBDIVISION REVIEW [pursuant to 153-41 Village Code.] &/or OTHER Reviews: (Application(s) reviewed by Zoning Administrator and payments received by Clerk /Treas. on or before application SUBMITTAL DEADLINES FOR THE CALENDAR YEAR 2015).

Matters regarding the comprehensive plan:	SEE: OLD BUSINESS / Matters regarding other reviews
Matters regarding capital improvements to: <u>Commercial Use Property</u> Dwelling, Multiple Family /Residential Use Property Industrial Use Property	
Matters regarding subdivision of land:	
Matters regarding zoning of land:	
Matters regarding other reviews or actions:	DRAFT AMENDMENTS TO PB BY-LAWS. <u>Comprehensive Plan WORKSHOP WITH VILLAGE BOARD AND OTHER INVOLVED PERSONNEL RESCHEDULE?</u>

The chair briefly reviewed future agenda items for the planning board. He hoped that in June or July the planning board might tackle the planning board's bylaws to include such things as submission deadlines and coordinating applications for review with code enforcement, village clerk and village deputy clerk.

The chair also reported that after the March 11th meeting Tom Hutchins (engineer for the Cerrone subdivision) and Michael O'Connor (attorney for the Cerrone subdivision) assisted the planning board with sending its "intent to declare lead agency status request" for a corrected Type I classification for the Cerrone Subdivision pursuant to SEQR to the appropriate involved agencies. (SEE: Attached) A hand delivered "intent to declare request" was delivered to the area's New York State DOH on March 13th. The village has yet to receive the consent portion of the "request" back. The consultants present suggested that certain agencies need not respond. The chair reported that the DEC had responded and included a map of potential archaeological and/or historic resources within the village.

AT 7:05 THE CHAIR OPENED THE PUBLIC HEARING FOR THE ENGLAND SUBDIVISION AS NOTICE PUBLISHED IN THE GLENS FALLS POST-STAR ON March 24, 2015.

[LEGAL NOTICE [P.B. England notice #2]

PUBLIC HEARING
SUBDIVISION, MINOR
VILLAGE OF SOUTH GLENS FALLS

PLEASE TAKE NOTICE

That the Planning Board of the Village of South Glens Falls will hold a public hearing on the application for approval of a "SUBDIVISION, MINOR." The subdivision involves subdividing a **.565 Acre lot** -Village Tax Map parcel number **50.21-1-29** into two lots. Proposed Lot A **0.31 Acres** and Proposed lot B **.256 Acres**. The planning board declared itself lead agency on February 11, 2015. **The action was classified as Type II action pursuant to the State's Environmental Quality Review Act: 617.5 TYPE II ACTIONS. (c) (17) mapping of...ownership patterns.** The hearing and review is in accordance with Village Law of the State of New York § 7-728 and Village Code Chapter 153-3. The address of the pre-existing lot involved of this SUBDIVISION, MINOR is; 2 Wilson Avenue, Village of South Glens Falls, Saratoga County, New York.

The hearing will be held on Wednesday the 8th day of April, 2015 at 7:05 P.M., at the South Glens Falls Village Hall, 46 Saratoga Avenue, South Glens Falls NY. At that time all interested parties will be given an opportunity to be heard.

BY ORDER OF THE PLANNING BOARD.
Dannae Bock, Clerk/Treasurer
David Linehan, Chairman]

The chair asked for any questions or comments from the public. Hearing none the chair asked for a motion from the planning board to close the public hearing on the England subdivision. **Nick Bodkin moved to close the public hearing** and **Gayle Osborn seconded** and the public hearing was closed at 7:07 p.m.

Mr. Larry Clute (the builder) was present for the hearing and review along with Mr. England. The chair then discussed the importance of setting a finish floor elevation for the proposed single-family residential structure due to its close proximity to the east property line and existing structure along that boundary.

The chair suggesting that if the finish floor elevation is set too high subsequent finish grades (a steeper slope) would direct runoff more quickly to the adjacent lot and if floor set too low runoff would pitch toward the structure flooding its frame.

Nick Bodkin asked about the drive to the garage. Mr. Clute stated that drive would be a straight driveway from the garage perpendicular to Wilson.

The chair reported that curb cuts are reviewed by DPW superintendent Brian Abare and granted by authority of the village board. **Mr. Clute stated he was aware of the process** and had worked with Brian previously - securing curb cuts 454 and 58 Wilson Ave.

Nick Bodkin moved to approve the Map of Survey of Proposed Division of Lands of John & Susan England - dated 3 – 17 – 15 with the chair having the authority to sign Mylars of maps on behalf of the planning board, **Thomas Wade seconded** and the motion was approved unanimously.

The chair then turned to the Cerrone subdivision review. The chair, with the help of the consultants, updated the status of the New York State’s Department of Health review of the subdivision. The consultants explained that the formal review would commence upon the planning board’s SEQR inclusive of the subdivision being correctly classified as a Type I pursuant to SEQRA and regulations of the DEC and DOH.

Attorney Michael O’Connor stated that the minutes of the January 14 (when Part I of the ‘Long Form’ was reviewed and Part II completed by the Planning Board) incorrectly reflects a **“CONDITIONAL NEGATIVE DECLARATION”** for SEQR.

The planning board agreed that the note for the map(s) of surveys to include **[A note referencing the state’s phosphorus law (ENV. Article 17 Title 21) and Cornell recommendations for lawn applications during the growing season shall be added]** was a planned modification to lot surveys and not conditional for SEQR. Also the planning board considers an easement for drainage along William Street a necessary modification for the map(s) of surveys.

The Chair changed the classification to a Type I on the original (Chair’s form) and crossed out references made to ‘unlisted actions.’

The Chair re-read the negative declaration - **“The site will be physically improved when implementing a grading and drainage plan. Vegetation will eventually cover undeveloped areas not improved with impervious surfaces of roofs, decks and driveways typical of a planned residential development. Currently the site is vacant / unimproved and not vegetated.”** **[A note referencing the state’s phosphorus law (ENV. Article 17 Title 21) and Cornell recommendations for lawn applications during the growing season shall be added to maps of lots]**

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly this negative declaration is issued

Mr. Clute
aware of curb
cut approvals

Cerrone
Subdivision
summarized
prior to
correcting and
amending.

Gary Robinson - Village Consulting Engineer reported that he had just received this week the submission of plans for review and that there were just a couple of things to be corrected - one of which is the actual location of the village water line that is partially on a planned lot. A final action by the planning board should include any necessary modifications after Mr. Robinson's final review.

The chairman moved to approve the Cerrone subdivision with corrections made by re-classifying the project as a Type I action pursuant to SEQR and that all necessary modifications to notes on plans for construction **be made upon final review of Gary Robinson - Village Consulting Engineer** and the chair be authorized to sign Mylar's of maps of surveys for county filing. **Thomas Wade seconded and the motion was approved unanimously.**

Mr. Hyde Clarke from the law firm of Young / Sommer representing Verizon Wireless reported and summarized plans that were reviewed at last month's planning board meeting for an antenna on permitted water tank approximately 168 ft. ht. directly behind village hall in the C-District. The use was determined to be an accessory use –“telecommunication equipment. “Mr. Clarke had circulated a letter addressing the Planning Board's concerns, and questions from last month's meeting, specifically as to possible operational conflicts of the antenna operation with village maintenance issues on the water tower. Mr. Clarke reported that phone numbers are provided in the lease agreement with village if there is any major work that has to be done on the tank. Secondly Mr. Clarke reported that the concern for grounding from electrical storms has been engineered so as to meet various standards such as those from National Fire Association, Telecommunications Association and final construction drawings are to be provided for building permit application. The third concern was for how deep the footings were to be for the equipment structure. Drawings were to be submitted with the basic protocol for these types of 12 x 30 Verizon structures. Joe Patricke will have final review of construction drawings.

Mr. Clarke presented the board with the recent County planning board referral.

The chair asked members if there are any additional questions or comments hearing none. **The Chairman moved** to approve the site plan for a wireless equipment shelter and antenna location presented by Verizon which was determined to be an unlisted action pursuant to SEQR on March 11 **Gayle Osborn seconded and the motion passed unanimously.**

The chair turned to the last item of business a request by Bert Weber- Common Roots Brewery to review plans for outside seating and ambiance on brewery property along U.S. / NYS Rt. 9. Bert Weber shared a sketch plan with picnic tables and Adirondack style chairs within a cordon area designating an approved space by NYS Liquor Authority for patrons. Bert shared a review of his visits to other similar operations that provide outdoor rooms with **fire** feature such as that in Lake Placid. The space would include a small fire pit. **Nick bodkin reported** that in Glens Falls an outdoor sidewalk seating spaces has provided a portable fire feature. Joe Patricke stated that currently the DEC has a burn ban and ordered patrons not to burn the hotdogs. The planning board thanked Mr. Weber for presenting and wished him well in his business following his grand opening.

Cerrone
subdivision
corrections
made and
approved with
Chair
authorized to
sign Mylar's

V. OLD BUSINESS

1. Village ASH Tree Survey **FOR EAB (Agrilus planipennis or Agrilus marcopoli) using NYS Heritage Program iMapInvasives** Request for supply of 2 Garmin eTrex Venture HC GPS Receiver units made] **Chair to attempt to consider recommendations of (1/7/15) CAPMO PRISM Task Force** where local governments are now encouraged to conduct surveys of their Ash trees and alerting landowners to the threat of Emerald Ash Borer
2. **Review/ Update Planning Board Bylaws**

VI. NEW BUSINESS

1. **Respond to the Village Board's [Trustee Bill Hayes] request of to UPDATE PLANNING AND ZONING WEBSITE in 2015(?).**

VII. CHAIR's REVIEW OF CORRESPONDANCE / Resources

1. Various E-Mails, Calls
2. Planning Commissioners Journal to be discontinued
3. D.F.J.L. in Receipt of Village Board Minutes.

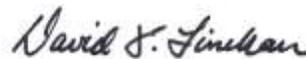
Internet Resources:

[DOS Opinion-explanation on Alternates](#)
[Guide to Planning and Zoning Laws of New York State](#) [p.91-140]
 South Glens Falls [Village Code Chapters \[153-35 Amendments authorized \]](#)
 Saratoga County Map-Viewer <http://www.maphost.com/saratoga/>
 NYS Local Gov. Handbook [NYS Local Government Handbook](#)
 Site Plan Reviews Pursuant to sections 7-718 of the Village Law
 Local Gov. and School Accountability [Local Accountability / Gov. & Schools](#)
 Governor's Initiative <http://cutpropertytaxes.ny.gov/>

VIII. REVIEW FUTURE AGENDA ITEMS - ANNOUNCEMENT of
 for next Planning Board scheduled for **Wednesday May 13th, 2015** Submittal
Deadline for March is Wednesday April 22nd, 2015.

IX. REQUEST OF CHAIR FOR MOTION TO ADJOURN

Nick Bodkin moved to adjourn the meeting and **Gayle Osborn seconded** and the motion passed unanimously. The meeting was adjourned at **7:55 P.M.**



David F. Linehan, Chairman
 For: SGF Village Planning Board

Emerald Ash
 Borer
 DISTRUCTIVE

Website
 needing to be
 updated

Meeting
 Adjourned
 7:55 P.M.

Village of South Glens Falls
46 Saratoga Avenue
South Glens Falls NY 12803

Village of South Glens Falls Planning Board
Request for Lead Agency Status
Cerrone Subdivision
Tax Map ID: 50.30-1-21.1
43 William Street, South Glens Falls, New York, Warren County

Date: March 12, 2015

To those listed:

The Village of South Glens Falls is in receipt of the hereto-attached Part I of the long environmental assessment form (EAF) for Cerrone Subdivision, 43 William Street, South Glens Falls, New York, Saratoga County.

The project is a Type I action.

The application requires a variance and subdivision review by the Village of South Glens Falls Planning Board. Thus, the Village Planning Board, as the official agency, in this instance, to review environmental assessment concerns within the Village of South Glens Falls has concluded that it is the most involved agency and should be lead agency for the purposes of the State Environmental Quality Review Act (SEQRA) review.

Accordingly, this memorandum constitutes notice that the Village of South Glens Falls Planning Board is seeking lead agency status pursuant to SEQRA. If your agency is considered to be an involved agency under Part 617 of Title 6 NYCRR and if your agency consents to the Planning Board being designated as lead agency, please indicate by signing the attached sheet and return this form to:

David Linehan, Planning Board Chairman
Village of South Glens Falls
46 Saratoga Avenue
South Glens Falls NY 12803

You have thirty (30) days from the date of this notice to object to this notice/designation.

Thank you.

 FOR: S.G.F. PLANNING BOARD

To: NYSDEC Division of Environmental Permits
232 Golf Course Road, Warrensburg NY 12885
NYSDOH Glens Falls District Office
77 Mohican Street, Glens Falls NY 12801
Town of Moreau Highway Department
351 Reynolds Road, Moreau NY 12828
Village of South Glens Falls Zoning Board of Appeals Clerk
46 Saratoga Avenue, South Glens Falls NY 12803

SEQRA Lead Agency Request

Re: Village of South Glens Falls Planning Board Request for Lead Agency Status
Cerrone Subdivision, 43 William Street, South Glens Falls, New York, Saratoga County
Tax Map ID: 50.30-1-21.1

The _____ consents to the designation of the
Village of South Glens Falls Planning Board as lead agency for the above-referenced project.

Signature: _____

Name of Official: _____

Title: _____

Date: _____



SARATOGA COUNTY PLANNING BOARD

TOM L. LEWIS
CHAIRMAN

JASON KEMPER
DIRECTOR

March 24, 2015

David Linehan, Chairman
Village of South Glens Falls Planning Board
46 Saratoga Avenue
South Glens Falls, NY 12803

RE: SCPE Referral Review#15-53-Site Plan Review-Cellco Partnership DBA Verizon Wireless
Collocation of wireless communications equipment on existing village water tank (as an accessory use (equipment) to a permitted structure).
NYS Route 9

Received from the Village of South Glens Falls Planning Board on March 13, 2015.

Reviewed by the Saratoga County Planning Board on March 19, 2015.

Decision: Approve

A handwritten signature in purple ink that reads "Michael Valentine".

Michael Valentine, Senior Planner
Authorized Agent for Saratoga County

DISCLAIMER: Recommendations made by the Saratoga County Planning Board on referrals and subdivisions are based upon the receipt and review of a "full statement of such proposed action" provided directly to SCPE by the municipal referring agency as stated under General Municipal Law section 289. A determination of action is rendered by the SCPE based upon the completeness and accuracy of information presented by its staff. The SCPE cannot be accountable for a decision rendered through incomplete or inaccurate information received as part of the complete statement.

60 WEST HIGH STREET
BALLSTON SPA, NY 12020

(518) 384-4705 PHONE
(518) 384-4730 FAX

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