

TOWN OF ELLICOTTVILLE
PLANNING BOARD MEETING MINUTES
Monday, September 23, 2024 at 6:00 p.m. at the Town Center

PRESENT: Timothy Zerfas, Chairman
Sheri Barrera, Member
Caitlin Croft, Vice-Chairperson
Daniel Kruszynski, Member
Jake Northrup, Member
Robert Poole, Member

ALSO PRESENT: Gregory Keyser-Town Planner, Kelly Fredrickson-CEO, Alex Porrit-Applicant, 42 Degrees North Subdivision

Mr. Timothy Zerfas, Chairman, called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance. He presented the agenda.

Mr. Zerfas presented TZP-2023-07, 6064 Poverty Hill Road, Alex Porrit, 42 Degrees North Subdivision requesting approval of Phase 2.

Mr. Keyser presented his staff report. The final plat was approved by the Planning Board on April 27, 2015, consisting of a private road and 25-sub-lots, of which 24-sub-lots were designated for single-family residences and one sub-lot reserved as a community area. On January 23, 2023, the Planning Board granted an extension to the final plat allowing four construction phases and authorizing construction for Phase 1 only. Phase 1 consisted of 4 sub-lots and the construction of a temporary 60' x 60' turnaround at Station 12-00. Phase 2 will include 6 sub-lots and the full-depth construction of a private road with a temporary turnaround at Station 22-00. The existing turnaround will be removed. The road name will change from Summit Road to Summit Drive.

The Planning Board may approve Phase 2, if it determines the plans are consistent with the final approvals and no substantial changes are proposed. If the Planning Board determines otherwise, the Board should re-evaluate SEQR and consider scheduling another public hearing.

Mr. Zerfas asked what is a substantial change?

Mr. Keyser said lot size, footprint, connecting to the sewer systems instead of individual septic systems.

Mr. Zerfas asked if there were any issues with wells drilled or septic systems installed in Phase 1?

Mr. Alex Porrit said he did not have any information about the wells and septic systems.

Mr. Kruszynski asked if the County trail will remain where it is or be moved?

Mr. Porrit said the trail will stay as it is for now. They will be adding to their walking path.

Ms. Barrera asked if the applicant needs to come back for Phase 3 and Phase 4?

Mr. Keyser said yes if it is beneficial. He asked how long before you will come back with Phase 3 and 4?

Mr. Porrit said 6 months or longer.

Mr. Kruszynski said he does not feel the Board needs to review and approve Phase 3 if it meets the original approved final plat.

Mr. Zervas noted that he had hoped to have data on the septic systems.

Mr. Keyser noted that the plans are consistent with the approved final plat and construction phasing and recommended approval with conditions which he offered.

Moved by Ms. Croft to approve Phase 2 consisting of 6 sub-lots and the construction of the road with temporary turnaround at 6064 Poverty Hill Road, 42 Degrees North Subdivision as presented in materials in TZP-2023-07 by Alex Porrit with conditions:

- 1. The road surface for Phase 1 is completed.**
- 2. A bond or letter of credit acceptable to the Town Attorney and Engineering Department is filed with the PIP application.**
- 3. Subsequent construction to be approved by the Engineering Department in accordance with the approved final plat, construction and phase plans.**
- 4. Authorize the Engineering Department to approve Phase 3 if submitted within the next 24 months and without any significant changes.**

Seconded by Ms. Barrera. Ayes all. Carried.

Mr. Keyser advised that the Town Board approved review of the Comprehensive Plan. They suggested that the Planning Board review and identify changes before deciding if a committee is needed.

Mr. Zervas suggested Board members provide a summary of what we want to see updated.

Mr. Keyser suggested that the Board review the plan chapter by chapter.

Mr. Zervas asked members to review Chapter 1 for the next meeting.

MOTION: Moved by Mr. Zervas to adjourn. Seconded by Mr. Northrup. Ayes all. Carried.

The meeting was adjourned at 6:25 p.m.