

**Town of Waterford  
Planning Board  
65 Broad Street  
Waterford, NY 12188**

**Minutes of April 14, 2008**

A Public Hearing began at 7:30 PM for a minor subdivision. The property proposed for review is located at 228 Fonda Road. The applicant, Carl Walters is seeking approval to subdivide a parcel containing a one family home into three lots with the house located on the middle lot. The property now meets all requirements for R100 zoning as two variances were granted by the ZBA for substandard frontage and total area for the lot to be known as 226 Fonda Road.

Charles Hartnett, the surveyor for the subdivision presented the Board with the necessary green receipt cards to prove that all abutters were notified of the hearing. Peter Blais, a realtor for the project was the first speaker and he stated that the project would be a benefit to the Town as it would increase the tax base and provide moderate price housing. Nobody else spoke and the hearing was closed at 7:33 PM.

The regular monthly meeting began at 7:35 PM with all present including Rene Lipatas of Clough Harbour Associates. The minutes of the March 10 and 17<sup>th</sup> meetings were read and Chairman Woodin motioned to accept them, seconded by Peter Fletcher.

The motion passed 5 - 0

Wendth	yes
Fletcher	yes
Fusco	yes
Lefebvre	yes
Chairman Woodin	yes

Next, the minor subdivision at 228 Fonda Road was discussed and it was mentioned that Saratoga County requested that the driveways be staked out when applying for a driveway permit. It was agreed by the Board that this would be a condition of approval. A motion was made by Chairman Woodin to approve the subdivision with the stipulation. It was seconded by David Wendth.

The motion passed 5 - 0

Wendth	yes
Fletcher	yes
Fusco	yes
Lefebvre	yes
Chairman Woodin	yes

Chris Marchand (Jr.), representing himself and his father appeared before the Board regarding a site plan for a 3 building, 4 units each apartment complex at the end of Mercer Street with property abutting Middletown Road. It has been determined that two variances from the ZBA are required before the Planning Board can formally consider voting on the site plan. The variances are for insufficient frontage along a public highway and a special use permit to allow the apartment buildings.

In Mr. Marchand's presentation, he noted that his plan had been revised to include improved fire access. He also said that the project would not disturb the slopes and that water and sewer were not issues. There is an 8" main and there are no pressure problems. There is adequate plant capacity to handle the sewer. In addition, the wet swale is not an apparent wetland. Finally, the disturbance is being minimize to be less than an acre.

Rene Lipatas explained the SEQRA process and Chris Marchand then took questions from several people in the audience. Donna Mullahey of Mercer Street had questions about the sewer. Mr. Marchand replied that the sewer would connect with Middletown Road. Lisa LaForest of 15 Lawrence Street had a question about the impacts to the neighborhood.

Chairman Woodin called for a public hearing at 7:30 PM on May 12<sup>th</sup> to re-designate the Planning Board as Lead Agency for the SEQRA process. Chairman Woodin noted that this was being done for logistical reasons. The Town benefits by having a Town Engineer work with the Planning Board. The Town ZBA works with the Town Attorney. The SEQRA process will be easier with the Planning Board; the ZBA part in this process is small. The ZBA is only responsible for the Special Use Permit and the Variance.

Chairman Woodin went on to explain that the Site Plan Approval lies with the Planning Board, the ZBA and the Planning Board work side by side, but eventually after the SEQRA process is completed the Planning Board will play a big part in this project and it is easier to have the Planning Board take the lead now.

David Wendth seconded the motion.

The motion passed 5 - 0

Wendth	yes
Fletcher	yes
Fusco	yes
Lefebvre	yes
Chairman Woodin	yes

The Chairman made a motion to close the meeting at 9:15 PM, seconded by Fusco.