

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

Minutes of April 12, 2010

At 7:30 pm the meeting began with attendance being taken. Present were members Peter Fletcher, David Wendth, Bob Lefebvre, Alternate Member Richard Hurst, and Chairman David Woodin. Also present was Ray Carmel; Building Inspector, and Peter Lilholt; CHA. Absent was Harriett Fusco.

Chairman Woodin stated that Mr. Hurst would be a voting member this evening due the Mrs. Fusco's absence.

The minutes of March 8, 2010 were read and the Chairman made a motion to accept the minutes, seconded by LeFebvre. The motion passed 5-0 with voting as follows:

Fletcher	yes
Wendth	yes
LeFebvre	yes
Hurst	yes
Chairman Woodin	yes

Joseph and Jennifer Sprethy of 15 Bluebird Court Waterford, spoke to Board regarding their request for a lot line adjustment.

Mr. Sprethy stated they wish to buy a parcel of land, approximately .34 acre, behind their home owned by Joseph Koval. Their current lot is odd shaped which cuts close to the corner of the home. This purchase will help to even out the property and allow them to expand in the future if necessary.

Chairman Woodin asked for clarification that the portion they would obtain is currently all wooded and if there would be a future road developed. Inquired if Mr. Cerrone owned this road.

Mr. Sprethy answered that the parcel they propose to buy is wooded and Mr. Cerrone does own what is more of a paper road at this point. There are no plans for a road to be built unless major development was planned for the area. There have been a lot of inquiries in the past.

The Chairman asked for questions or comments from the Board or Mr. Lilholt, there were none.

The Chairman added that purchasing this parcel will be an improvement to the lot, the setback is short, but that is not an issue. The front setback, from the road to the house, should be 40', the actual is 39 1/2'. You will be doubling your lot with this purchase, it will be an overall better lot.

The Chairman made a motion to waive all the requirements of a subdivision for 15 Bluebird Court Waterford and approve this as a lot line adjustment. The motion was seconded by Wendth. The motion passed 5-0 with voting as follows:

Fletcher	yes
Wendth	yes
LeFebvre	yes
Hurst	yes
Chairman Woodin	yes

The Chairman informed the applicants that the plans first need to be stamped and signed and then they can be picked up at Town Hall. The Secretary is not present this evening, the plans should be ready Tuesday.

Mr. Hurst stated that the Town is issuing the last C.O. in Riverbend until they receive the bond money for the road. They are waiting on the BH Group. The Town wants to ensure going forward that anything needed from CHA will go first go through the Town. The money needs to be accounted for, and then the Town will contact the engineer.

Mr. Hurst shared roadway dedication procedures for another Town with the Board. The procedures show that nothing happens in the subdivision until the Town is protected. Such as with a bond.

Mr. Lilholt added that in other municipalities, he has seen where the Town accepts the road first before any homes are built and then receives a maintenance bond and a top course bond as protection. He would also recommend a full time construction inspector going forward, the developer would assume the cost, and it is great insurance for the Town.

The Chairman asked about the requirements and regulations for septic systems as a current applicant whom is proposing a large addition has septic. The procedures involving septic systems is new to this Board, they have not had to deal with a situation without municipal sewer/water before.

Mr. Lilholt stated that it is the Towns responsibility to ensure this project meets all requirements to protect the health and safety of its residents. The various types of septic systems and tests to ensure capacity were discussed.

The Chairman clarified that a certification stating that the applicants current septic system is adequate would be sufficient to move forward with the project.

Mr. Lefebvre inquired about the work going on at the United Methodist Church on Middletown Road.

Mr. Carmel replied that they are building a driveway to the back of the property, they may be interested in future development at some point.

The Chairman made a motion to end the meeting at 8:03 pm, seconded by LeFebvre.