

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

October 8, 2012

The meeting began at 7:30 PM. Present were members Pete Fletcher, Bob LeFebvre, and Chariman Dave Woodin. Also present was Dick Hurst; Planning Director. Absent were: members Dave Wendth and Harriett Fusco as well as Glen Hebert; Building Inspector, Rene Lipatas; CHA, and Mary Shannon Carrigan; Recording Secretary.

Chairman Woodin read the August 13th minutes and made a motion to accept them, seconded by Mr. Fletcher. The vote was 3 – 0 with Hurst abstaining.

The Board reviewed a lot line adjustment for Dan Knight Jr. who did not attend the meeting. A re-approval of the lot line adjustment that was previously approved on October 8, 2007 (exactly five years ago) was necessary because the plat was never filed after the approval. The applicant, Dan Knight Jr., proposes to change boundary lines on two existing lots (a total of 7.11 acres) located at 86 Davis Avenue and Shear Court. An existing 1.24 acre lot along Shear Court will be merged into an existing 5.87 acre parcel that contains a house at 86 Davis Avenue. From that parcel, a new 0.5 acre lot will be created at the east end of the property along Davis Avenue. The existing homestead parcel will now be 6.61 acres.

Rene Lipatas had sent an email to the Board stating that Mr. Knight had some outstanding items to add to the plan as well as an outstanding balance on his escrow. Ms. Lipatas requested that prior to the Board approving/stamping the drawing, that the outstanding items be completed and all bills squared away. She will need to locate and review the old correspondence and also check the finances to determine what was left unfinished and unpaid.

One of the items previously requested was that the applicant provide an owner authorization for both parcels since Dan Knight Sr. and his wife are the owners of the property and their son is filing the lot line adjustment on their behalf.

Chairman Woodin made a motion to re-approve the lot line adjustment subject to the conditions of the 2007 approval. The motion was seconded by Mr. Fletcher and approved 4 – 0.

Chairman Woodin reported that Tom Despart and Scott Lansing met with the Town Supervisor, Dick Hurst and Dave Woodin on October 2nd. Mr. Despart showed a new set of plans for his proposed Hudson River Road apartment complex. A redefining of the wetland boundaries made it possible to add another 50 unit building at the southern end of the property; thereby increasing

the project from 200 to 250 units. The applicant is going to move forward with the traffic study based on 250 units and wanted to let the Town know that it would likely be modifying its plan that is before the Board. The applicant is in the early stages of the SEQRA process and will be identifying the impacts based on the higher number of units.

Chairman Woodin made a motion to close the meeting at 7:48 PM, seconded by Mr.Lefebve.