



# Planning Board ★★★★★★★

Chairwoman Donna Salamone called the meeting to order at 6:15 PM in the Board Room at the Schuyler Town Office, 2090 State Route 5, Utica, NY 13502.

Other Planning Board members present were Vice Chair David Fusillo, James Digristina, Jean Finster, Daniel Tripoli, Victor Costanza, Michael

Ritter. Absent was Alternate Member Dale Dodge.

Other Town officials present were Supervisor Anthony J. Lucenti, Councilman Rodney Dodge, Acting Highway Superintendent Phil Johnson, Administrative Assistant to the Supervisor Jeff Dingman, Codes Officer Philip Green, and Bette Szesny, who serves as Recording Secretary.

Also present was Don Ehre, P.E., representing the applicant for Westgate Heights Subdivision, and Town resident Richard Finster.

## MINUTES

Motion by Victor Costanza, seconded by Jean Finster to approve the minutes of the June 6, 2018 meeting as presented; all in favor. Motion carried.

## ANIMAL CONTROL LAW

The updated Animal Control Law was reviewed by the Planning Board. It was noted this law will not include dogs, which will continue to be handled exclusively by the Dog Control Officer.

In response to Mr. Costanza's concerns regarding the disposition of owners' animals in violation (encroaching on neighboring properties), Mr. Green stated the owners will first receive a warning, and repeated offenses will be handled with fines — rather than confiscating the animals. Mr. Green stated he will not be responsible for transporting animals in violation of this law; he stressed that the purpose of this law is geared to discourage owners from allowing their animals to wander into neighboring properties by imposing fines, which will be increased with repeated offenses, and can result in court appearances.

Motion by David Fusillo, seconded by Dan Tripoli to refer the Animal Control Law, as presented, to the Town Board, for action at the June 11, 2018 Town Board Public Hearing. All in favor as polled by voice vote; motion carried

## WESTGATE HEIGHTS SUBDIVISION

Donald Ehre, P.E. (Boulder Consultants), who represents the applicants in the proposed Westgate Heights

Subdivision, presented the final plot plan, which in part includes certain modifications in response to the DOH's correspondence, in which a number of questions and concerns are outlined, as follows:

### Where is the closest public sanitary sewer in the Town of Schuyler?

- *The closest sanitary sewer is 1.9 miles away from the proposed project.*
- ☆ It was noted this will enable the subdivision to connect to the sewer line in the event sewer infrastructure is extended eastward from its current location in Schuyler.
- ☆ It should be noted the Town's current sewer district is part of the Oneida County Sewer Commission's sewer system.

### At the westerly end of North Drive, will the Town need a turn-around for snow plowing the 26-foot- long stub road?

- *No. (however, a lengthy discussion on this topic ensued, as follows):*
- ☆ *Acting Superintendent Phil John stated he would have no issue with this, providing the suggested remediation proposed by Mr. Ehre was incorporated into the final plat plan. This will include revising the location of the driveways for Lots 5 & 6, respectively, so as to provide room for turn-around of Town Highway Department snow plows.*
- ☆ *Mr. Johnson stated this will allow adequate room for the snowplow. He stated the Town is protected from liability in the event the plow needs to back up out into the road.*
- ☆ *Mr. Ehre assured the Board's and Mr. Green's concerns regarding pile-up of snow and possible flooding when the snow melts would not have a detrimental impact on these residents' lots.*
- ☆ *It was noted this situation may ultimately result in the loss of one lot in the above area of concern, to provide adequate access and egress for Town snow removal equipment.*

### Will the Town take over the roads once they have been constructed and certified?

- *Yes. (Mr. Johnson stated the Town Highway Department is well equipped to take on this task.)*

**Will the Town take over the operation and maintenance of the stormwater management basins after they have been constructed and accepted?**

- *Supervisor Lucenti strongly recommends that a special stormwater district be created. Residents of this district will be required to pay a yearly stormwater fee to pay for the maintenance of this system/retention pond. Most of the towns these days are opting for special stormwater districts. Supervisor Lucenti stated he has spoken to JoAnn Humphries, Oneida County SWCD, who will be instrumental in assisting the Town to establish the new MS4 stormwater district.*

**With the New York State Department of Health's detailed review now completed, when will the Town close SEQRA?**

- *We anticipate that the Town of Schuyler Planning Board will close the SEQRA on 8/1/18, with a negative declaration.*
  - ☆ *Mr. Ehre stated the final perk tests will be undertaken this month (August). He then requested the Board's action with regard to acceptance of this application.*

**Board Chairwoman Donna Salamone asked the pleasure of the Board.** *Motion by James Digristina, seconded by Victor Costanza to approve the application as presented by Don Ehre, P.E., Boulder Consultants, and to close the SEQRA process with a Negative Declaration, pending a favorable outcome of the perc (percolation) tests (scheduled to be undertaken this month). All members present voted affirmatively when polled by voice vote; motion carried.*

**This action of the Planning Board officially closes the SEQRA process for the above referenced application.**

Supervisor Lucenti presented a letter prepared by the Town Attorney to the Department of Health in an effort to expedite this proposed Westgate development. Chairwoman Donna Salamone then signed the letter addressing the above concerns and remediation, which has been forwarded to Chris Demme, P.E., at the NYS DOH Herkimer District Office. A copy of these minutes will follow. Supervisor Lucenti presented a letter prepared by the Town attorney to the Department of Health in an effort to expedite this proposed Westgate development project.

**DISCUSSION: ZONING MAP UPDATE / MASTER PLAN**

After a brief discussion among the Board members, it was decided to make a recommendation to the Town Board to

engage the services of Jeff Quackenbush, Oneida County Planning's Mapping Department, to process an overlay of the Town's 2000 Zoning Map, which will provide a more accurate depiction of the boundaries of the Town's zones. This will be followed by a more complete revision of the Zoning Map, following completion of the Planning Board's update of the Town's Master Plan.

Supervisor Lucenti will contact Mr. Quackenbush to ask his availability for attendance at the September Planning Board meeting.

Ms. Salamone then called the Board's attention to the survey enclosed in the August Town Newsletter, which included a stamped, self-addressed envelope to encourage residents' compliance in responding to this survey. Supervisor Lucenti said 60 surveys been received. Ms. Salamone suggested all Board members and others in attendance remind their family members and neighbors to send in their responses.

It was decided to review the responses at the September meeting, when the Board may be able to commence on the Master Plan update. Supervisor Lucenti stated the 2007 Community Development Plan will serve as the basis for this update, since the last Master Plan was generated back in 1965 and is extremely outdated.

**DOLLAR GENERAL STORE**

Supervisor Lucenti reported the application before the ZBA submitted by Utica DG was approved following the public hearing on July 24, 2017, and construction will commence in the near future, with completion anticipated within a 90 day turn-around period.

**NEW BUSINESS**

Mr. Ritter addressed Supervisor Lucenti, regarding the Town's current eligibility protocol for employee health insurance benefits. He asked if Planning and ZBA members would also be able to enroll at their own cost. Mr. Ritter suggested a larger enrollment to include Board members might result in a lower rate per person. It was agreed the Town Board will contact the Town's Excellus Blue Cross-Blue Shield agent regarding this matter.

**ADJOURNMENT**

There was no further business to come before the Planning Board; therefore, the meeting was adjourned at 7:45 PM on a motion by James Digristina and seconded by Jean Finster.

— *Bette Szesny, Recording Secretary*

**REMINDER!**

**For those who have not already done so, please remember to complete & return your surveys to the Town Office using the stamped, self-addressed envelope provided in the August Newsletter.**