

Town Clerk

Approved
8/4/20

Town of Summit Planning Board Minutes for ~~(UNAPPROVED)~~
Monday, April 20, 2020

BE IT KNOWN that the regular monthly meeting of the Town of Summit Planning Board was held on Monday, April 20, 2020, beginning at 7:00 p.m.

Because of the Coronavirus emergency, State and Federal bans on large meetings, and pursuant to Governor Cuomo's Executive Order 220.1 issued on March 12, 2020, suspending the Open Meetings Law, the meeting was held electronically via the Zoom application. Prior to the meeting, a legal advertisement was placed in the Times Journal newspaper notifying the public of the online meeting and offering the public an opportunity to be included in the remote meeting. No one accepted the offer. However Minutes of this meeting will be posted on the Town's website.

Members Present via Zoom: John Meaney, Chair, Gayle Beller, Secretary, Shelley Bradley, Shawn DesRoches, Dave Knight and Marsha McGuire.

Member Excused: Jane Stevenson.

Others Present: None.

New Business:

1) Matt Phelan Lot Line Adjustment

Matt Phelan would like to add to his 2.19 acre property (Summit Tax Map designation 99-1-5) an additional 0.02 acres from his adjacent neighbor's, Joseph Gennaro's, 5.7 acre property (Summit Tax Map designation 99-1-11.121). Mr. Phelan submitted an Application for Lot Line Adjustment and a survey map drawn by Joanne Darcy Crum, L.S. He is represented by attorney Marvin Parshall, Sr.

The matter was considered by the entire Board. It was clear that the requested Lot Line Adjustment met all of Summit's legal standards. Mr. Phelan would enlarge his own small property and Mr. Gennaro, even after the transfer, would still retain more than 5 acres. Also, because this involves a Lot Line Adjustment, not a Subdivision, no public hearing or notice to neighbors is required.

After discussion, on Motion by Gayle Beller, seconded by Shelley Bradley, the requested Lot Line Adjustment was unanimously approved by the membership.

Chair John Meaney signed, dated and stamped the survey maps as "Approved" and will return them to Mr. Phelan's attorney, with a copy retained for the Planning Board file. Also, Mr. Meaney will ask Mr. Phelan for the normal \$50.00 filing fee to be paid to the Town.

2) Christiansen Subdivision

Jeanne Christiansen and Rosemary C. Shaw have filed an Application for Subdivision. They own a 214.83 acre property, Summit Tax Map designation 99-2-6, along both sides of Mud Lake Road and would like to subdivide it into three parcels of 141.26 acres, 37.34 acres and 36.23 acres. They would like preliminary approval and the scheduling of a public hearing on the matter.

Land Surveyor Joanne Darcy Crum emailed Chair John Meaney a sketch plan of the proposed subdivision and then delivered a preliminary survey map.

The requested subdivision was considered by the entire Board. It was determined that the project meets and exceeds all Town legal requirements, including the 5 acre minimum size and the 200 foot road frontage requirement.

After discussion, on Motion by Shawn DesRoches, seconded by Dave Knight, preliminary approval was unanimously granted by the membership. Also, a public hearing was scheduled for the next Planning Board meeting on May 4, 2020 at 7:00 p.m. Due to the ongoing Coronavirus pandemic, the meeting will be held via the Zoom application.

Chair John Meaney will notify Joanne Darcy Crum of the Board's determination and of the scheduled public hearing. With regard to the public hearing, John will also post a legal ad in the Times Journal and will mail notices to the adjacent neighbors.

Minutes of Previous Meetings:

The Minutes of the February 3, 2020 meeting were read by John Meaney and were unanimously approved by the membership.

With nothing further before the Board, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

John Meaney, Chair

Cc: Barbara VanValkenburg, Summit Town Clerk, Dave Jones, Town of Summit Assessor, John Meaney, Chair, Gayle Beller, Secretary, Shelley Bradley, Shawn DesRoches, Dave Knight, Marsha McGuire and Jane Stevenson.