

**Town/Village of Lowville Planning Board
Regular Meeting
Wednesday, April 27, 2022
7:00 P.M.**

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The meeting was called to order by Vice Chair Suzanne Peters at 7:01 p.m.

1. The Town/Village of Lowville Planning Board met on this date and a roll call of attendance showed the following members present:
Suzanne Peters Henry Avallone Lisa Hetzner
Donald Cooke
Absent: Daniel O'Brien, Jeff Sauter, Rebecca Kelly

Others present: Howard Lyndaker, Applicant Representative; Kathy Manning, Administrative Assistant/Town Zoning Officer

2. Reading and Approval of Minutes
March 23, 2022 – A MOTION was made by Rebecca to approve the minutes as written. The motion was seconded by Jeff. All members present, in favor. Motion carried.

3. Communications and reports.
Black River Watershed Conference:
There was discussion regarding the location, date and time of the conference as the link for the url was obscured by a sticker. Kathy indicated if anyone was interested, she would obtain the specifics and provide the information.

4. Old Business:
None

5. New Business:
 - a. **Application SD2022-8**, submitted by **Kovach Land Surveying, PC on behalf of Gabriel & Rochelle Sullivan** requesting minor subdivision approval to convey 2.34 +/- acres from 100.6 +/- acres for residential purposes in accordance with Town of Lowville, Chapter 240, Minor Subdivision in an AG Zone. The parcel is owned by Gabriel & Rochelle Sullivan, located at 4309 Griffith Road, Town of Lowville, New York, tax parcel number 143.00-02-01.000.

The applicant has requested a waiver of the public hearing in accordance with §240-11

The application and its contents were reviewed by the board. There was discussion regarding the requirement for lot lines to be at right angles. Mr. Lyndaker indicated the applicants' requested the western property line in this configuration in an effort to maintain as much tillable land as possible while still providing property to the purchaser.

The SEQR short form was reviewed by the board. The board completed parts 2 and 3 of the short form.

A MOTION was made by Lisa to deem Application SD2022-8 an unlisted action and issue a negative declaration for environmental significance. The motion was seconded by Henry. All members present in favor. Motion carried.

There was discussion if the board felt the application met the criteria for a waiver of the public hearing in accordance with §240-11. All members present agreed the application met the criteria for a waiver.

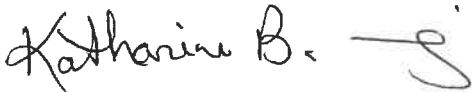
A MOTION was made by Henry to deem Application SD2022-8 complete and waive the public hearing. The motion was seconded by Lisa. All members present in favor. Motion carried.

A MOTION was made by Lisa to approve Resolution SD2022-8. The motion was seconded by Don. All members present in favor. Motion carried. A copy of the Resolution is attached to these minutes and included in the original file.

6. Adjournment

A MOTION was made by Henry to adjourn the meeting. The motion was seconded by Don. All members in favor. Motion carried. The meeting adjourned at 7:20 p.m.

Submitted by,



Katharine B. Manning
April 28, 2022

Note: These minutes have been transcribed from a recording. The minutes are not a verbatim or quoted version; they are rather a documentation of the meeting with motions and resolutions included.

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At a Regular Meeting on April 27, 2022, the Town/Village of Lowville held/waived a public hearing in reference to the following application at the Town Offices, 5533 Bostwick Street, Lowville, New York

The public hearing was opened/waived on 4-27-22 at _____ and closed at _____. The board has determined the application meets the criteria for a waiver of the public hearing in accordance with § ~~165-5~~ 240-11

A **MOTION** was made by Lisa Hetzner to Approve/Disapprove/Approve **with conditions** Application SD2022-8.

BE IT RESOLVED, the Town/Village of Lowville Planning Board Approve/Disapprove/Approve with conditions Application **SD2022-8**, submitted by **Kovach Land Surveying, PC on behalf of Gabriel & Rochelle Sullivan** requesting minor subdivision approval to convey 2.34 +/- acres from 100.6 +/- acres for residential purposes in accordance with Town of Lowville, Chapter 240, Minor Subdivision in an AG Zone. The parcel is owned by Gabriel & Rochelle Sullivan, located at 4309 Griffith Road, Town of Lowville, New York, tax parcel number 143.00-02-01.000.

Conditions are as follows:

1. _____
2. _____

Further, the Town/Village of Lowville Planning Board has reviewed all items in accordance with zoning and general municipal requirements. These requirements are reflected in the minutes of the April 27, 2022 planning board meeting. A public hearing was held/waived on 4-27-22, the application was deemed complete on April 27, 2022 in accordance with general municipal law.

The motion was seconded by Donald Cooke. A roll call vote showed the following:

Suzanne Peters	<u>Y</u>	N	R	A	Daniel O'Brien	Y	N	R	<u>A</u>
Henry Avallone	<u>Y</u>	N	R	A	Rebecca Kelly	Y	N	R	<u>A</u>
Jeffrey Sauter	Y	N	R	<u>A</u>	Alt. Donald Cooke	<u>Y</u>	N	R	A
					Alt. Lisa Hetzner	<u>Y</u>	N	R	A

Motion Carried.

Suzanne Peters
Signature of Planning Board Chair

