

Town/Village of Lowville Planning Board
Regular Meeting
Wednesday, August 25, 2021
7:00 P.M.

RECEIVED
AUG 27 2021

BY: *am*.....

The meeting was called to order by Member Jeffrey Sauter at 7:00 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:
Jeff Sauter Rebecca Kelly Henry Avallone
Absent: Daniel O'Brien, Suzanne Peters, Lisa Hetzner, Donald Cooke

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

2. Reading and Approval of Minutes – June 23, 2021 and July 28, 2021
It was necessary to table the minutes until a quorum can be reached for each month.
3. Communications and reports.
None
4. Old Business:
None
5. New Business:
 - a. Application **SD2021-6**, submitted by **Kovach Land Surveying, PC on behalf of Simon Gingerich** requesting minor subdivision approval to convey 1.1 +/- acres and 3.76 +/- acres from 92.9 +/- acres for residential purposes in accordance with Town of Lowville, Chapter 240, Minor Subdivision in an AG Zone. The parcel is owned by Simon Gingerich, located on West Martinsburg Road, Town of Lowville, New York, tax parcel number 212.00-01-47.100.

The board reviewed the application and its contents. Kathy supplied the board members present with a copy of Resolution ZV2021-4 which was approved with conditions by the ZBA.

The SEQR short form was reviewed by the board. Parts two and three were completed. A MOTION was made by Rebecca to deem the application 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 they could deem the application complete and waive the public hearing in accordance with §240-11. All members present agreed the application met the criteria for a waiver and a public hearing had just been held by the ZBA with no comments from the public.

A MOTION was made by Henry to deem application SD2021-6 complete and waive the public hearing. The motion was seconded by Rebecca. All members present in favor. Motion carried.

A MOTION was made by Rebecca to approve Resolution SD2021-6. The motion was seconded by Jeff. All members present in favor. Motion carried. A copy of the Resolution is included with these minutes and the original record.

b. Application **SD2021-7**, submitted by **Thomas Kovach, PLS on behalf of Jacob M. Stoltzfus**, requesting minor subdivision approval to convey 20 +/- acres from 178.4 +/- acres for residential purposes in accordance with Town of Lowville, Chapter 240, Minor Subdivision in an AG Zone. The parcel is owned by Jacob M. Stoltzfus, located on Rice and Number Three Roads, Town of Lowville, New York, tax parcel number 177.00-01-23.112.

The board reviewed the application and its contents.

The SEQR short form was reviewed by the board. Parts two and three were completed. A MOTION was made by Henry to deem the application an Unlisted Action and issue a negative declaration for environmental significance. The motion was seconded by Rebecca. All members present in favor. Motion carried.

There was discussion if the board felt they could deem the application complete and waive the public hearing in accordance with §240-11. All members present agreed the application met the criteria for a waiver.

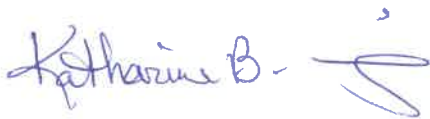
A MOTION was made by Rebecca to deem application SD2021-7 complete and waive the public hearing. The motion was seconded by Henry. All members present in favor. Motion carried.

A MOTION was made by Henry to approve Resolution SD2021-7. The motion was seconded by Jeff. All members present in favor. Motion carried. A copy of the Resolution is included with these minutes and the original record.

6. Adjournment

A MOTION was made by Rebecca to adjourn the meeting. The motion was seconded by Henry. All members in favor. Motion carried. The meeting adjourned at 7:42 p.m.

Submitted by,



Katharine B. Manning
August 26, 2021

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.

COPY

At a Regular Meeting on August 25, 2021, 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 Aug 25 at 7:17 A.M. and closed at N/A. The board has determined the application meets the criteria for a waiver of the public hearing in accordance with §240-11.

A **MOTION** was made by Rebecca Kelly to Approve/Disapprove/Approve with conditions Application SD2021-6.

BE IT RESOLVED, the Town/Village of Lowville Planning Board Approve/Disapprove/Approve with conditions Application **SD2021-6**, submitted by **Kovach Land Surveying, PC** on behalf of **Simon Gingerich** requesting minor subdivision approval to convey 1.1 +/- acres and 3.76 +/- acres from 92.9 +/- acres for residential purposes in accordance with Town of Lowville, Chapter 240, Minor Subdivision in an AG Zone. The parcel is owned by Simon Gingerich, located on West Martinsburg Road, Town of Lowville, New York, tax parcel number 212.00-01-47.100.

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 August 25, 2021 planning board meeting. A public hearing was held/waived on Aug 25, 2021, the application was deemed complete on August 25, 2021 in accordance with general municipal law.

The motion was seconded by Jeff Sauter. A roll call vote showed the following:

Suzanne Peters	Y	N	R	(A)	Daniel O'Brien	Y	N	R	(A)
Henry Avallone	(Y)	N	R	A	Rebecca Kelly	(Y)	N	R	A
Jeffrey Sauter	(Y)	N	R	A	Alt. Donald Cooke	Y	N	R	(A)
					Alt. Lisa Hetzner	Y	N	R	(A)

Motion Carried.

[Signature]
Signature of Planning Board Chair

COPY

At a Regular Meeting on August 25, 2021, 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 Aug 25 at 7:40 and closed at N/A. The board has determined the application meets the criteria for a waiver of the public hearing in accordance with §240-11.

A **MOTION** was made by Henry Avallone to Approve/Disapprove/Approve with conditions Application SD2021-7.

BE IT RESOLVED, the Town/Village of Lowville Planning Board Approve/Disapprove/Approve with conditions Application **SD2021-7**, submitted by **Thomas Kovach, PLS on behalf of Jacob M. Stoltzfus**, requesting minor subdivision approval to convey 20 +/- acres from 178.4 +/- acres for residential purposes in accordance with Town of Lowville, Chapter 240, Minor Subdivision in an AG Zone. The parcel is owned by Jacob M. Stoltzfus, located on Rice and Number Three Roads, Town of Lowville, New York, tax parcel number 177.00-01-23.112.

Conditions are as follows:

1. _____
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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 August 25, 2021 planning board meeting. A public hearing was held/waived on Aug 25, 2021, the application was deemed complete on August 25, 2021 in accordance with general municipal law.

The motion was seconded by Jeff Sauter. A roll call vote showed the following:

Suzanne Peters	Y	N	R	(A)	Daniel O'Brien	Y	N	R	(A)
Henry Avallone	(Y)	N	R	A	Rebecca Kelly	(Y)	N	R	A
Jeffrey Sauter	(Y)	N	R	A	Alt. Donald Cooke	Y	N	R	(A)
					Alt. Lisa Hetzner	Y	N	R	(A)

Motion Carried.


Signature of Planning Board Chair

Y - Yea N - Nay R - Recusal Absent - A

