Village of Deposit Planning Bd. Mtg.

February 15, 2022

Attendees:  Sarah Evans, Shelly Johnson-Bennett, Mike Musante, Gail Musante, Peter Carson, and John O’Connor were present from the board. Joe McQuade has resigned. Jim Durning, Brian Riter, Francesco Grigoli, Alex Urda, engineer from Urda Engineering, and Kenneth Shields, the land surveyor, were visitors. Mtg. was called to order at 7:04 pm by Sarah Evans. She declared a quorum.

 Old Business:

* Sarah checked that everyone had read the minutes from the January meeting. John made the motion to accept, Peter seconded, all approved.
* John O’Connor is now a voting member; Brian Riter is considering joining the board.

New Business:

* The board reviewed an application for a land subdivision, for a road extension, and for two houses to be built at the top of Ford Hill, adjoining Palmer Pond. The location of the project is on the west side of Pine Street, 300 feet north of Dean Street.
* The owner of the property, Salvatore Grigoli, and his brother, Francesco Grigoli, have hired Kenneth Shields, surveyor, as a representative. Kenneth made the presentation of a sketch plan developed by Alex Urda, of Urda Engineering.
* According to the plan, a driveway would be extending the right of the way from Ford Hill Road, but would not be part of the Village street system. It is unknown at this time who would be responsible for maintenance of this road extension. Well water is available on the property. A manhole for the sewer hook-up is nearby, but it is on Village land. An approval from the Village board is required for both the road extension and the sewer hook-up.
* John requested more information on drainage and on fiscal responsibilities for the Village services, such as the sewer hook-up.
* A 239 application will be made and will need to be accepted by both Broome and Delaware Counties. Shelly described that the sewer hook-up and road extension - and the Village’s responsibilities - would need to be clarified before the 239 application could be submitted. This will require review by the Village attorney.
* At this time, the board was asked for a determination of the project to be classified as a “major” or “minor” subdivision. Shelly pointed out that because the plan required an extension of Village services, it would have to be determined that the subdivision is a “major” one. The applicant requested that a short form of SEQR would be allowed - Shelly said that the board could waive the requirement for a long form because this is a relatively small project. Shelly suggested that this determination be held off until the Village attorney can resolve some of the legal questions.
* The board chose to act on three of the requested waivers: 1.) use of 20 ft. contours for general site data; 2.) use of smaller diameter rebar for property markers; 3.) use of bearing reference based on Magnetic North instead of True North. John made the motion to approve these first three waivers, in addition to the use of the short form waiver of the SEQR; Mike seconded; all approved.
* Sarah said the board would need time to consider the map provided for the fourth waiver: for reduced notification to neighboring properties according to the map, rather than for all owners within 500 feet. The board agreed to table this waiver for the next meeting.

Sarah asked for a motion to adjourn at 8:12 pm. John made the motion, and Peter seconded. All approved.

Next meeting will be on Wednesday, March 9, at 7:00.

Respectfully submitted,

Gail Musante

Recording Secretary