

TOWN OF TAGHKANIC PLANNING BOARD
MINUTES OF THE JANUARY 5, 2021 REGULAR

Approved
7/6/2021

A regular joint meeting of the Town of Taghkanic Planning was held on Tuesday, January 5, 2021 at the Town Hall.

Those present were:

Planning Board:

Katherine Bainer Chair, John Roberts, Ivan Saavedra, Josh Plass, Stephen Kling, Arthur McGuire-Alternate

Those absent were:

Raymond Keyser, James Alvarez

Also present:

Andy Howard, Counsel to the Planning Board

Ms. Bainer opens the meeting at 7:05

Mr. Kling makes a motion to open the Public Hearing for Simeral/Railly, seconded by Mr. Roberts and approved by all those present.

Mr. Russell hands in the certified return mail receipts. There is no one in attendance and the Board has no comments/concerns.

Mr. Kling makes a motion to close the public hearing, seconded by Mr. Plass and approved by all those present.

Mr. Howard completes Part 2 with the board.

Mr. Roberts makes a motion for a Negative Declaration, seconded by Mr. Plass and approved by those present.

Approved 6 Aye (Bainer, Kling, Plass, Roberts, McGuire, Saavedra)
0 Nays
2 Absent (Keyser, Alvarez)

Mr. Plass makes a motion to approve the application, seconded by Mr. Roberts and approved by all those present.

Approved 6 Aye (Bainer, Kling, Plass, Roberts, McGuire, Saavedra)
0 Nays
2 Absent (Keyser, Alvarez)

Resolution of the Town of Taghkanic Planning Board
Granting Boundary Line Adjustment to Scott Simerol and Evelyn Reilly

Date: Tuesday, January 5, 2021
Applicant: Scott Simerol and Evelyn Reilly
Matter: Application for Boundary Line Adjustment
Property: Location – 213 Koepppe Road, Taghkanic, New York
Property ID: Tax Parcel No. 174-01-31.1 and 174-01-31.2

WHEREAS:

1. On December 1, 2020, the Town of Taghkanic Planning Board (“Planning Board”) received an application for a boundary line adjustment involving the Applicants’ land located on Keoppe Road (the “Property”) bearing tax parcel numbers 174-01-31.1 and 174-01-31.2.
2. The Applicants’ Property is in the RA Zoning District under the Town Zoning Law.
3. As proposed, the Applicants’ Property will have the boundary line adjusted to maintain two parcels, Parcel A becoming 62.036 acres in area, and Parcel B becoming 43.252 acres in area.
4. In accordance with Town's Local Law #4 of 2007, entitled "*Amending the Subdivision Regulations providing for Boundary / Lot Line Adjustments*" (hereinafter "Subdivision Regulations"), the application was properly classified as a boundary line adjustment because no new lots will be created.
5. In accordance with the aforesaid Subdivision Regulations, the Town requires: (a) a sketch plan of the proposed boundary line adjustment; (b) submission of a proposed final plat for review.
6. The Applicant has submitted the following documents as part of their application: (a) an application for approval of the boundary line adjustment; (b) a Short Environmental Assessment Form [EAF]; (c) a full-size contour map showing the configuration of the proposed boundary line adjustment; (d) List of adjoining and nearby property owners; (e) owner authorization form from the applicants;
7. The Property is located within an agricultural district.
8. At its December 1, 2020 meeting, the Planning Board deemed the application substantially complete, and set the Public Hearing for January 5, 2021 at 7:00pm at the Taghkanic Town Hall.
9. The Planning Board determined that this boundary line adjustment constituted a

minor subdivision application under the Town Zoning Law and found that it should be classified as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA). Given that the application is an Unlisted Action, and that a coordinated review of this project is unnecessary as no other governmental agencies have approval authority over this application, the Planning Board therefore declared itself lead agency for the purposes of the SEQRA environmental review of the proposed action.

10. On January 5, 2021, the Town of Taghkanic Planning Board opened the public hearing and received public comment on the proposed boundary line adjustment.
11. The Applicant provided proof of having delivered notice of the public hearing by certified mail, return-receipt-requested as required by Section S(B)(ii) of Local Law 5 of 2002 to property owners within one thousand (1,000) feet of all boundaries of the proposed lots and that the receipts for such mailing shall be submitted to the Board prior to the date of the public hearing.
12. The Planning Board reviewed the application with the Applicant and after making the requisite determinations under SEQRA, duly closed the public hearing.

NOW, THEREFORE,

BE IT RESOLVED AND DETERMINED:

A. That the proposed boundary line adjustment will result in no significant adverse impacts on the environment and that a negative declaration should be issued. The Planning Board has executed the Short Form SEQR Part II for this application accordingly;

B. That the Town of Taghkanic Planning Board hereby approves the Boundary Line Adjustment Application submitted by Scott Simerol and Evelyn Reilly as set forth on the survey map entitled "Boundary Line Adjustment Property of Scott Simerol and Evelyn Reilly, Parcel B-2 to be merged with Parcel A-1, Parcel A-2 to be merged with Parcel B-1, Town of Taghkanic, County of Columbia, State of New York" prepared by Daniel J. Russell, PLS, N.Y.S. Licensed Surveyor, Lic. No. 050639, last revised October 14, 2020, together with the notes and conditions set forth on said survey map.

Motion to approve made by: ___Mr. Plass_____

Seconded by: ___Mr. Roberts_____

| Roll Call Vote on Resolution: | Aye | Nay | Absent/Abstain |
|-------------------------------|---------------|---------------|----------------|
| Katherine Bainer, Chair | <u> X </u> | <u> </u> | <u> </u> |
| John Roberts | <u> X </u> | <u> </u> | <u> </u> |
| Arthur McGuire | <u> X </u> | <u> </u> | <u> </u> |
| Stephen Kling | <u> X </u> | <u> </u> | <u> </u> |
| Josh Plass | <u> X </u> | <u> </u> | <u> </u> |
| James Alvarez | <u> </u> | <u> </u> | <u> X </u> |
| Raymond Keyser | <u> </u> | <u> </u> | <u> X </u> |
| Ivan Saavedra | <u> X </u> | <u> </u> | <u> </u> |

SO APPROVED

 Katherine Bainer
 Planning Board Chairman
 Dated: January 5, 2021
 Taghkanic, New York

Mr. Kling makes a motion adjourn the meeting at 7:15p.m., seconded by Mr. Plass, and approved by those present.

Approved 6 Aye (Bainer, Kling, Plass, Roberts, McGuire, Saavedra)
0 Nays
2 Absent (Keyser, Alvarez)

Respectfully submitted,

Jean-Adele Howard
 Secretary, Town of Taghkanic Planning Board
 Next Regular Meeting Scheduled: Jan. 5, 2021

Accepted by: _____
 Title: _____
 Date: _____