

**Town of Watson - Planning Board  
April 6, 2022**

**Present: Nettie Prusinowski, Nicole Black, Judi Houppert, Jan Cook, Dan Root, Dean Oakes**

**Guests: Will Hunt, Mary Misek, Howard Lyndaker, David Vandewater, Karl Muncy, Maggi Muncy, Conner Biolsi, and Iris Rodriguez**

**The meeting was opened at 6:30 by Nettie with the Pledge of Allegiance.**

**The Agenda for tonight's meeting was reviewed and approved by motion made by Nicole, seconded by Judi. All in favor.**

**Minutes of the March meeting were reviewed and accepted by motion made by Dan, seconded by Dean. All in favor.**

**The February Public Hearing minutes were reviewed and accepted as read by motion made by Nicole, seconded by Judi. All in favor.**

**Mary Lou Guignard Driveway Permit:**

**Mary Lou indicated she will not be cutting down any trees or bushes in a statement in order to construct her Dairy Barn on the property. Mary Lou submitted a copy of the County issued driveway permit issued to her. Proper drainage will also be done properly and plans have been submitted for the drainage needed. The drainage is complete to the back of the property. Lighting required has been done and sited on the plans as well. The vegetative buffer still needs to be installed but a plan has been submitted to the board with her intentions.**

**All conditions have been met within the 90 days within regards to the necessary paperwork that was to go into the file. Nettie will check with Mary Lou to ensure she is aware of the 100 year flood zone and that she has been advised to adhere to by the County as well as the Planning Board.**

**Vandewater Subdivision - Minor subdivision application**

**This preliminary application was to cut two lots on No. Four Road and two lots on Kotel Rd. (across from The Wagon Wheel) for a minor subdivision to include a total of 4 lots. A completed SEQR has been submitted.**

A motion was made by Dan seconded by Dean. (04-06-2022-01).

A drive-by will be done on the proposed application site.

### Conner Biolsi Site Plan

A site plan application was presented for use of an existing shed on his property for a proposed coffee grinding and processing building. Nettie explained that she needs to get in contact with Ward from codes due to property line confusion, possibly a referral to the ZBA with regard to this application as well as the County since this site is on the county road.

### Muncy Subvisision

This application was submitted for a subdivision on the Erie Canal Road and Glenn Road. The subdivision would produce nonconforming lot. Apparently, back in 2006, these two lots were combined for tax purposes and had one trailer on the property.

Nettie stated that a variance may be needed since there are now two trailers on this property and the Zoning Board of Appeals may have to be involved. Ward Dailey will also be contacted.

### Schlaepfer Subdivision

Nettie explained that information has been received from a neighbor regarding the subdivision that was submitted. This was for a lot line adjustment. However, the right-of-way was put in from funds from a neighbor not involved with the subdivision and apparently the intent is that the right-of-way would now be used to go all the way around to the remainder of the property in question.

### Horning Site Plan Review/Variance

This has been referred to Ward Dailey as it involves the construction of a pole barn.

### NEW BUSINESS

Discussion ensued changing the application procedure.

### OLD BUSINESS

**Tower Review - work is continuing and Nicole will help with that in the aspect of formatting, Dan/Judi will work on community Resources.**

**Board Procedure Review- The final document was read and put to a vote after discussion.**

**Rules of Order - On line Motion made by Dan, seconded by Dean to accept the Rules of Order as read. All in favor.**

### **Barry Widrick Subdivision**

**The map was drafted in May of 2020 but did not have a signature from the planning board stating the subdivision was approved. We found nothing in our files and nothing in our minutes. Nettie will follow up with the applicant since it has not been filed.**

### **County Law Update**

**The Town Board has okayed the planning board to work with Phil Streeter to update our laws. Nettie sent Cassandra Buell an email for the next steps and timeline that will work for them.**

### **Info from Ward Dailey**

**Property on the No. Four Rd. that Vincent Ross owned was purchased by Mr. Ebersol. He would like to put a trailer on the slab that is there from where the old Saw Mill burned down. However, there is a trailer already on the property. Ward was asking if a trailer park permit had been granted previously on that property. The records do not state that has ever been the case.**

### **Forms to be digitalized and loaded on to Website**

**Many forms we have need to be added to the Website.**

### **Adjournment**

**Meeting adjourned at 8:50 P.M. by motion made by Dean, seconded by Nettie. All in favor.**