

TOWN OF GRAFTON PLANNING BOARD

Regular Meeting and Public Hearing June 20, 2022

Pledge of Allegiance
Call to Order

Roll Call:

Member Martha Goss - P
Member Owen Grandjean - P
Chairman Tom Withcuskey - P
Member Jim Goyer - P
Member Art Surprise - P

Public Hearing:

6:50pm: Schwadje property at 307 Taconic Lake Road. Minor two lot sub-division.
Motion made to close the Public Hearing – Chairman Withcuskey.

Regular Board Meeting – 7:00pm

Motion to approve of the May 16, 2022 meeting minutes – Chairman Withcuskey,
seconded by Member Grandjean. 5/0

Old Business:

RPA Site Plan: Mr. Bonesteel and the planning board attorney have met with the applicant to review the contents of the application and site plan. Outlined was what info was missing. Request for info was made to complete application. They have been asked for a survey, site plan that showed stamped plan, all parcels to be shown on one map rather than several segmented survey maps. They have been asked to include all wet lands on the site plan, that has been completed. Trails have been included on the map, basically the logging trails. Environmental assessment form has been properly undated. There appears to be a *mix up* on the acreage, it was split into two pieces; it should show as one property per the application (the entire 418 acres). RPA will supply a gate on Foster Rd. entrance, only opened for special events. The archeological and historical resources were discussed, the State historic preservation office determined that their will be no impact. Indian Chair did not show up on any data base. There still remains the completion of a full survey, it was deemed a partial survey. All property corners need to be located and certified by a land surveyor, typical for a site plan. DEC provided correspondence to the RPA, no permits required unless of disturbance. RPA indicated they may improve one crossing, they would then need a DEC permit. A 100 foot buffer from the wetlands has been indicated. Bathroom must be cleared through the county health department. Chairman Withcuskey asked for a timeline on the survey, the RA attorney asked why a survey is necessary. Chairman Withcuskey replied that its in our town code, RPA attorney doesn't believe it part of town law. RPA replied they have not changed property boundaries, Member Grandjean replied they don't know that to be true without a survey. RPA only has a stamped site plan, not a stamped survey. RPA claims the survey pins are as correct as they've been for the last 40 years. The town attorney is concerned about someone getting hurt on surrounding private property's without a survey. A private property owner right of way is not shown on the RPA map. Member

Grandjean doesn't feel that the existing documentation is correct without all boundaries on an official survey. Mr. Bonesteel mentioned a portion of the survey appeared to be missing info. RPA said a surveyor is currently working on that. The RPA has located many of the corner pins, Rynard Gundrum has volunteered to help them locate the missing pins. Mr. Gundrum assured the RPA he's familiar with all boundaries. Member Grandjean and Member Surprise would like a survey. Member Surprise feels that the amount of land and boundaries requires a proper survey. The RPA commented that if any boundary line disputes arise with a landowner they will handle them as necessary going forward. Member Grandjean is asking again for a complete stamped survey. The RPA claimed the request feels unreasonable. Member Goyer expressed a concern, he survey has been provided for every site plan. Member Goyer commented that he will not vote for this project unless a survey is completed. Chairman Withcuskey said that tonight they are only voting on the site plan. Member Goss believe the board has an obligation to the town of Grafton. She feels to approve this project without boundaries lines is putting the town board and the town of Grafton at risk of a law suite. Chairman Withcuskey said they would vote tonight on an application for review, but nothing will be approved. Member Goyer again expressed his concern of any vote tonight. The RPA will be determining if the Indian Chair is a true historical site. They do not appear to be disturbed, from what they've seen. It will be decided if the historical site will be located on a map. Chairman Withcuskey was concerned about the traffic flow issues on Foster Rd. Chairman Withcuskey made a motion to accept the site plan review, seconded by member Grandjean, 3/2, (Members Surprise and Goyer – No). A public hearing set for July 18, 2022 at 6:00pm. To be held at the former Grafton Elem School. The applicant should be prepared to discuss at the public hearing.

Swab – 307 Taconic Lake Rd. Two lot minor sub-division. Chairman Withcuskey made a motion to accept the minor two lot sub-division, seconded by member Grandjean. 5/0. Negative declaration on the environment impact statement, this proposed action will not result in any significant or environmental impacts, seconded by Member Goss – 5/0.

Charles Farrell LLC – Old Road. Five lot major sub-division – a contract for road maintenance will be provided. They will be single family homes. Chairman Withcuskey declared a negative declaration. Member Withcuskey made motion to approve, seconded by Member Grandjean. 5/0.

New Business:

Freko Family Trust, Blue Factory Road: Two lot sub-division. Property to be divided in half. 4.79 acres and 4.78 acres. Chairman Withcuskey made a motion to accept, seconded by Member Grandjean. 5/0

Informal Discussion: questions about town laws - single family vs. duplex. Site plan review determines the legal usage. Question – do all site plan reviews require a survey; yes; all site plans require an up to date survey. Questions regarding the RPA survey responsibility.

Adjournment: 7:55pm

Linda Laveway

Planning Board Secretary