

TOWN OF WHITE CREEK PLANNING BOARD MINUTES  
APRIL 05, 2023

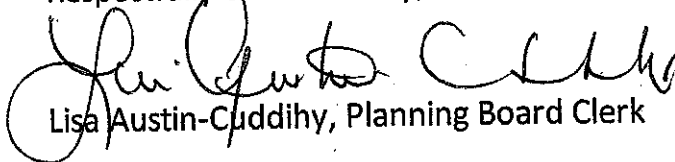
The Town of White Creek Planning Board held their regular monthly meeting on Wednesday, April 05, 2023 at 7:15pm. Members present were Chairwoman Carey Murphy, Alison Brownell, Kristen Kelly, Paula Meerwarth and Tara Nolan. Adriano Manocchia was absent. The minutes of the December 07, 2022 meeting were approved as presented. Motion by Paula Meerwarth, seconded by Kristen Kelly and all voted in favor of approval.

Marion Schwindemen of Stage Road (#281.-1-18) was present at the meeting in regards to a Sketch Plan for a proposed subdivision. No action was taken by the Board.

Robert Somers of 285 Chestnut Hill Road (#265.1-18 & 18.1) was present at the meeting to inform the Board that he is working with the Agricultural Stewardship Association to receive a Conservation Forest Land Trust Program. If he is selected for the program, he will be coming before the Board to apply for a Conservation Subdivision. There could possibly be 10 homes built on 230 acres of the parcel. Mr. Somers will return to the Board when he has more information. No action was taken by the Board.

With no further business on the agenda, Tara Nolan made a motion to adjourn the meeting. Kristen Kelly seconded the motion and all others voted in favor. Meeting adjourned at 8:50 pm.

Respectfully submitted by,



Lisa Austin-Cuddihy, Planning Board Clerk

Town of White Creek Planning Board Minutes  
May 03, 2023

The White Creek Planning Board held their regular monthly meeting on Wednesday, May 03, 2023 at the White Creek Town Hall. Members present were Chairwoman Carey Murphy, Adriano Manocchia, Alison Brownell and Paula Meerwarth. Kristen Kelly and Tara Nolan were absent. The minutes of the April 2023 meeting were approved as presented. Paula Meerwarth made the motion to approve, seconded by Alison Brownell and all voted in favor of approval.

Robert Somers was present at the meeting to speak once more about the Conservation Subdivision. No action was needed by the Board.

The Board acknowledged the receipt of a Notice of Abandonment of Subdivision from Dawn Keus. The subdivision had been filed with the County Clerk's Office on March 30, 2017.

There being no other business before the Board, Alison Brownell moved to adjourn the meeting. Motion seconded by Paula Meerwarth and all voted in favor.

Respectfully submitted by,

Lisa Austin-Cuddihy  
Planning Board Clerk

WHITE CREEK PLANNING BOARD MINUTES  
AUGUST 02, 2023

The White Creek Planning Board held their regular monthly meeting on Wednesday, August 02, 2023 at the White Creek Town Hall. Members present were Chairwoman Carey Murphy, Adriano Manocchia, Paula Meerwarth, Alison Brownell and Paula Meerwarth. Tara Nolan was absent. The minutes of the May 03, 2023 meeting were approved as presented. Motion to approve was made by Alison Brownell, seconded by Kristen Kelly and all others voted in favor.

Mr. Chris Cipriano of Showcase Homes of Malta was present at the meeting representing Steven and Leanne Waterman (284.-1-1.2). Mr. Capriano provided the Board with the Agency Designation Form. Mr. Capriano presented a Sketch Plan for a Residential Site Plan consisting of a new modular home with walk out foundation, drilled well and septic. The property is located at 210 Gannon Road and is a 45.01 acre parcel. The Board members reviewed the Sketch Plan and had a few concerns regarding the foundation and drainage. Kristen Kelly made the motion to classify this Residential Site Plan, motion seconded by Adriano Manocchia and all others voted in favor. Mr. Capriano was given the application form and he will present more detailed information at the September meeting.

Skip and Selena Clark presented a Sketch Plan for a proposed subdivision at 1175 Ash Grove Road (249.-1-13). The Clark's have recently purchased the 21.83 parcel and are proposing to subdivide the house from the farm land. The Board reviewed the Sketch Plan and realized that this subdivision would create a flag lot that will not conform to the regulations for a flag lot. After a discussion it was decided that the action would be conditionally classified as a Minor Subdivision until which time the Board can consult with an attorney and Tara Nolan. Kristen Kelly made the motion to conditionally classify as a Minor Subdivision, motion was seconded by Paula Meerwarth and all others voted in favor.

There being no further business on the agenda, Kristen Kelly moved to adjourn the meeting, seconded by Alison Brownell. Meeting adjourned at 7:50pm.

Respectfully submitted by,

Lisa Austin-Cuddihy, Planning Board Clerk

Town of White Creek Planning Board Minutes  
September 06, 2023

The Town of White Creek Planning Board held their regular monthly meeting on Wednesday, September 06, 2023 at the White Creek Town Hall. Members present were Chairwoman Carey Murphy, Adriano Manocchia, Alison Brownell, Kristen Kelly, Paula Meerwarth and Tara Nolan. Kristen Kelly made the motion to approve the minutes of the August 02, 2023 meeting as presented. Motion seconded by Paula Meerwarth and all voted in favor of approval.

First on the agenda was the Residential Site Plan application submitted by Chris Cipriano of Showcase Homes of Malta on behalf of Steven and Leanne Waterman. Mr. Cipriano addressed all the concerns of the Board from the August meeting and submitted the completed application along with the application fee of fifty dollars (\$50). Adriano Manocchia made a motion to approve the application for Residential Site Plan from Steven and Leanne Waterman. Alison Brownell seconded the motion and all other members voted in favor of approval.

Next on the agenda was the Guy (Skip) and Selena Clark Minor Subdivision on Ash Grove Road. The Town Board granted a variance to the Clarks at the September 12, 2023 Town Board meeting. The variance will allow the subdivision to continue regardless of the flag lot criteria. The Board reviewed the application and Environmental SEQR form and the filing fee of one hundred dollars (\$100.) was received by the Clerk. Carey Murphy made the motion to accept the application for a Minor Subdivision. Tara Nolan seconded the motion and all others voted in favor. A Public Hearing was scheduled for Wednesday, October 04, 2023 at 7:15pm.

Mr. Lawrence Vellucci presented a Sketch Plan to the Board for a proposed Boundary Line Adjustment at 602 Turnpike Road (272.-3-13.2). Mr. Vellucci would be decreasing his parcel by one-third acre which would increase his son's bordering property (272.-3-13.7). The Board reviewed the Sketch Plan and Tara Nolan made the motion to classify the action as a Boundary Line Adjustment. Paula Meerwarth seconded the motion and all voted in favor. Mr. Vellucci was given the application for a Boundary Line Adjustment and will return to the October meeting with the required documents.

There being no other business on the agenda, Kristen Kelly made a motion to adjourn the meeting. Motion seconded by Paula Meerwarth and all were in favor.

Respectfully submitted by,

Lisa Austin-Cuddihy  
Planning Board Clerk