**TOWN OF WHITE CREEK PLANNING BOARD MINUTES**

**JANUARY 03, 2024**

**The White Creek Planning Board held their first monthly meeting of 2024 on Wednesday, January 3, 2024 at the Major John Wilson Sprague Building, 28 Mountain View Drive, Cambridge. Newly appointed Chairwoman Kristen Kelly called the meeting to order at 7:15pm. Other members present at the meeting were Tara Nolan, Adriano Manocchia, Alison Brownell, Heath Murphy and Paula Meerwarth.**

**A Public Hearing was held for the application for a Minor Subdivision on Bodenstab Lane submitted by Lawrence W. Nolan (Agency Designation) on behalf of Lawrence A. Nolan. Chairwoman Kelly opened the Public Hearing at 7:15pm. for comments or questions. There being no comments or questions, the hearing were closed at 7:18pm. The Board conducted a final review of the application and survey map of the property.The Board completed their section of the Environmental SEQR form. Alison Brownell made a motion to declare a Negative Declaration, motion was seconded by Heath Murphy and all others voted in favor. Tara Nolan abstained from voting on any actions in regards to this subdivision due to the fact that Lawrence Nolan is her brother. Heath Murphy made a motion to conditionally approve this Minor Subdivision until the Mylar map has been submitted by Mr. Nolan at which time final approval will be granted. Alison Brownell seconded the motion and all others (Tara Nolan abstained) voted in favor of approval.**

**The minutes of the December 2023 meeting were approved as presented. Motion by Heath Murphy seconded by Alison Brownell and all voted in favor of approval.**

**Katie Jo Mohamed Ali was present at the meeting to submit a sketch plan for a proposed Residential Site Plan on Rice Lane. Ms. Mohamed Ali has purchased a 1.54 acre vacant lot on Rice Lane and is proposing to place a three bedroom, two bath modular on the property. The application form for a Residential Site Plan was completed by the applicant. The Board reviewed the Sketch Plan and a motion was made by Paula Meerwarth to approve this Residential Site Plan Application as presented. Adriano Manocchia seconded the motion and all others voted in favor.**

**There being no further business on the agenda, Tara Nolan made a motion to adjourn the meeting. Alison Brownell seconded the motion and all others voted in favor. Meeting adjourned at 7:40pm.**

**Respectfully submitted by,**

**Lisa Austin-Cuddihy**

**Planning Board Clerk**