

Planning Board Minutes

February 9, 2021

The Town of Nassau Planning Board meeting was held via Zoom by order of the Town Supervisor, David Fleming, and Governor Andrew Cuomo due to the COVID 19 pandemic.

Call to Order.

Fran Hamblin, Deputy Chair called the meeting to order at 7:02 pm. Members present (via Zoom) Fran Hamblin, Charles Sullivan, Jamie Margelot, Bill Rice and Vanessa Beuschel. Also, present Mr. Groff and John Romeo, from InSite.

Subdivision application submitted by American Land and Lakes, 5206 Paylor Lane, Sarasota, FL 34240 for property located at Totem Lodge Road, Nassau, NY for a 11.78-acre parcel to be subdivided into three lots (Parcel #1-4.10 acres, Parcel #2-5.00 acres and Parcel #3 2.68 acres. (Tax Map #170.-3-1-30). John Romeo, and Michael Groff – project lead. InSite Northeast Engineering developed a subdivision map to meet all the concerns of the Planning Board. The septic plans are with the County Health Department for approval. Mr. Bonesteel provided Mr. Romeo with a list of comments and we have responded to them. It is also not doable to connect to the sewer system. If there is any more information the Planning Board needs, we will be happy to respond to them.

Mr. Catalano – One of the issues is that the application lists American Land and Lakes and not the BLYNLP, LLC. Title blocks on the plat need to be changed to show record owner. Correct the application and have it signed by Mr. Romeo and Peter Scerbo, LLC.

Discussion between Mr. Bonesteel and Planning Board –

Mr. Bonesteel – Technically the applicant and the engineer met all the requirement on the subdivision plan, they submitted a modified SWPPP plan and filed with the county. County requires subdivision plat (only). Signature box should be on the plat. Block # on the Subdivision Plat.

Set of maps with Sheets #3 of 7. Add notes, site status, application owner, map reference and lot line.

Mr. Hamblin – Please indicate on the plat that there will be no further subdivision and that they have no lake rights.

Mr. Groff: – The owner can certainly deed access to the lake if they so choose.

Mr. Hamblin –The original subdivision restriction limited the lake use to the 18 lots that are being developed. Excludes remaining lands (3 new lots).

Mr. Sullivan – I agree with Mr. Groff. Prohibiting lake use etc. is not the subject of this application. I have trouble trying to pull this off. True party in interest are the owners of the shore-line. Were there any notes on the original subdivision indicating limitations?

Mr. Catalano – I found two notes on the approved subdivision maps. Only lots on the recorded map.

Mr. Catalano – The subdivision map that is before us tonight does not talk about lake use. Planning Board is not in a position to talk about the lake issues. He asks if any other members of the Board are in agreement with that fact? Mr. Margelot Mr. Rice and Ms. Beuschel all agreed.

On the subdivision map – sheet C-010 – the notes shall be revised per correspondence between Mr. Romeo and Mr. Bonesteel and a note to be added that there is to be no further subdivision of the lots.

Mr. Sullivan – The BLNYLLC successors or assignees shall place in each deed transferring ownership of each lot, a prohibition running with the land against any further subdivision of any individual lot. Page of the deed and book. Please take the pictures of the houses off of the plat but leave setbacks.

Mr. Hamblin – Please add the Town of Nassau signature box.

The Board reviewed the SEQR form and went over the questions on Part 2 of the form. Based on the information we have and the supporting documents, the Board answered each question on Part 2 as having no or small impact and concluded in Part 3 of the SEQR form that the approval of the subdivision will not result in any significant adverse environmental impacts.

A motion to accept the SEQR form as completed by the Board was made by Mr. Sullivan and seconded by Mr. Rice. All in favor.

Motion by Mr. Sullivan and seconded by Mr. Rice that this action is a negative declaration. All in favor.

Mr. Sullivan – would like to see what is going to be filed.

A motion was made by Mr. Sullivan and seconded by Mr. Rice to approve the subdivision map, identified as Sheet C-010 last revised 1/6/2021 and to be modified per the discussion by the Planning Board, and to authorize the Deputy Chair to sign the maps as approved once the modifications are made.

Poll Vote

| | |
|--------------|-----|
| Mr. Hamblin | yes |
| Mr. Sullivan | yes |
| Mr. Rice | yes |
| Mr. Margelot | yes |
| Ms. Beuschel | yes |

Mr. Sullivan – I followed-up with Mr. VanDeloo on the alleged violations on the north side of Totem Lodge Road and with DEC. They are aware of the issue and a notice of violation was issued. DEC sent a notice to the contractor – contractor met the need. Department will not take any further action. Terry Nord also raised the issue, and I shared the information with her as well.

A motion to adjourn was made by Bill Rice and seconded by Fran Hamblin. All were in favor. Meeting was adjourned at 8:02 pm.

Next meeting – March 9, 2021

Minutes prepared by Barbara Sears, clerk