

**BOVINA PLANNING BOARD
JULY 16, 2012
REGULAR MEETING MINUTES**

RESOLUTIONS: 2012-25 - 25

BOARD MEMBERS: Ann Bonné, Don Farley, Tom Hilson:Chair, and Carrie Hewitt Choquette: Planning Board Clerk

ABSENT BOARD MEMBERS: Chris Ingvordsen and Ed Weber:Secretary

GUESTS: Kent Manuel: Del. Co. Planning Dept. Rep., Julianne Sawinski-Grant

Meeting was called to order by Chairperson Tom Hilson at 7:30 pm.

No meetings were held in April, May or June due to lack of an agenda.

Julianne Sawinski-Grant Subdivision Questions

Julianne Sawinski-Grant owns property on Mountain Brook Road jointly with a second party. She was looking to subdivide the parcel in half and wanted to know if it was possible under the Zoning Laws. Both parties would need to agree to a subdivision, and the other party is unwilling. Kent Manuel said that the parcel was created prior to the adoption of the Zoning or Subdivision Regulations. It is an existing, non-conforming lot therefore it can be built on, but 260-feet of road frontage is required, for each parcel, to subdivide. The parcel only has 323-feet of current frontage. Manuel also stated that the regulations prevent lots from becoming too long and thin. Sawinski-Grant stated that she doesn't believe the other owner will buy her out or cooperate with anyone.

Tom Hilson went to a meeting on the new flood study and maps that New York City will be paying for. These are newer maps than the ones that were just done and adopted by the Town Board this year. We will be finding out more in the near future. The leach field for the Town's septic system was proved to not be in the flood plain when it was built. His concern is that the new maps will show the reserve area in a flood plain and the Town will be unable to expand the septic system.

MINUTES:

2012-25 - Motion to accept the March 2012 minutes as written was moved by Farley and seconded by Bonné. All in favor, 3 ayes, 0 nays.

With no further business, the meeting adjourned at 7:54 pm

Respectfully Submitted,
Carrie Hewitt Choquette,
Planning Board Clerk