

**BOVINA PLANNING BOARD
FEBRUARY 18, 2013
REGULAR MEETING MINUTES**

RESOLUTIONS: 2013- 5 - 9

BOARD MEMBERS: Don Farley:Secretary, Tom Hilson, Chris Ingvordsen, and Carrie Hewitt Choquette: Planning Board Clerk

ABSENT BOARD MEMBERS: Ed Weber:Chair

GUESTS: John Hilson

Meeting was called to order by acting Chairman Don Farley at 7:52 pm.

2013-2 – HILSON SUBDIVISION:

John Hilson would like to subdivide his property on Coulter Brook Road. There were two small subdivisions done in 2000 for the Towns Water System, and the road was dedicated at that time. He would like to use the road as the dividing line; retain the 86.5-acre portion on one side and sell the 99.03-acre portion on the other side. His surveyor (Tom Leo) is going to locate the buildings that have been added since 2000 and check the boundaries. Hilson will also get soils test done and locate them on the map. The property is not in an Ag. District. There is language in the deeds regarding access to the Water Buildings and the property since the access road is shared. Hilson gave the Board an Initial Discussion Application, Sketch Plat, and Affidavit of Ownership.

2013-5 - Motion to accept the presented map as Sketch Plat was moved by Hilson and seconded by Ingvordsen. All in favor, 3 ayes, 0 nays.

2013-6 - Motion to classify as a minor subdivision was moved by Hilson and seconded by Farley. All in favor, 3 ayes, 0 nays.

2013-7 - Motion to send the subdivision to the Delaware County Planning Board for 239 Review was moved by Ingvordsen and seconded by Farley. All in favor, 3 ayes, 0 nays.

2013-8 - Motion to schedule a Public Hearing for April was moved by Hilson and seconded by Ingvordsen. All in favor, 3 ayes, 0 nays.

NYCDEP LAND ACQUISITION:

Tom Hilson brought a NYC DEP Land Acquisition map from Kent Manual for the Board to review. The 239.72-acre property is owned by the Schuman Family and is located at the end of Boggs Road. The Board would like the Planning Department to send the usual letter regarding recreational usage.

MINUTES:

2013-9 - Motion to accept the January 2013 minutes as written was moved by Ingvordsen and seconded by Farley. All in favor, 2 ayes, 0 nays. Hilson abstained since he was not at the January meeting.

The Clerk told the Board that Ann Bonné has resigned from the Board. The Clerk also brought up the e-mails she had gotten regarding Bed & Breakfasts not being listed in the Schedule of Uses in the Zoning Law and a potential buyer looking to subdivide the Hilson's Store property. There was discussion on Broadlands coming to the Town Board and looking to take over the portions of Calhoun Hill and Bigger Hollow that passes through their property. Should this be a Planning Board issue; it could be setting a precedent.

Farley asked about any programs to help Towns obtain land that could be subdivided and sold as large lots later on. A sort of "Land Trust." Ingvordsen said the City is the "Nature Conservatory" for this area. Farley wondered if a Town could go to the City and work out a plan to take a large parcel of land and property, site a few houses, not as many as the parcel could be subdivided into; then the Town gets some revenue and the City is still protecting their water. Hilson said the Collation of Watershed Towns negotiates with the City and current negotiations are moving slowly.

With no further business, the meeting adjourned at 8:40 pm

Respectfully Submitted,
Carrie Hewitt Choquette,
Planning Board Clerk