

Jeanette Relyea – Route 6; Dale & Nancy Sperry – Route 6; Neal Hegeman – Route 6  
William Gregory & Nora Connell – Trout Creek Road; Michael Kokas – Pleasantvale Rd.  
Irish Hills, LLC – Turkey Hill Road; Thomas Francescotti, Chris Van Ort – Route 6

## CLERMONT PLANNING BOARD

April 12, 2006

The Clermont Planning Board held its regular meeting on Wednesday, April 12, 2006. Those members present were Chairman Larry Saulpaugh, Dianne O'Neal, Aldo Dusman, Mandy Fuchs, Robert Quierolo, Clayton Andrus and Garret O'Connor. Others present were William Gregory, Neal Hegeman, Jeanette Relyea, Dale and Nancy Sperry, Bruce Unson, Robert Desmond, Irving Minkowitz, Michael Kokas, Dagmar Payne, Erick Ihlenburg for Irish Hills, Judith Neary, Elizabeth Mahar, Thomas Francescotti, Mr. and Mrs. Prinz and Dan Wheeler, Engineer for the Town.

Chairman Saulpaugh opened the meeting. A roll call vote was held. All members present. A motion was made by Clayton Andrus, seconded by Robert Quierolo to approve the minutes. All in favor. So carried.

William Gregory and Nora Connell of Trout Creek Road are seeking subdivision of 3.87 acres into two lots on Trout Creek Road - Parcel A – 1.864 and Parcel B – 2.01. Mr. Gregory presented survey map, driveway permit, application and deed for new parcel. The driveway will be on the west-side of parcel A. An appointment with the Health Department has been scheduled for percolation test. Applicant was asked to have his surveyor delineate on the map where the well, septic and driveway will be and show houses located within 200 feet. These instructions are given in the subdivision packet. Mr. Gregory to return to next months meeting.

Neal Hegeman, County Route 6 has a twenty-acre parcel with 1106 feet road frontage. He is proposing a three-lot subdivision. He also has one lot, which has had a perc test and is separate from other lot. He was given an application packet and will return next month with sketch plan.

Jeanette Relyea, County Route 6 will bring a corrected sketch plan to next months meeting which shows neighbors wells, septic and house locations within 200 feet. She is proposing a subdivision of 17.5 acres into two lots, 13.50 and 4 acres.

Dale and Nancy Sperry, County Route 6 are proposing a boundary line change to add approximately .702 of an acre to Lot 3 increasing it from 3.521 acres to 4.225 acres approximately. On the survey map, it was noted that the boundary lines, which are to be removed, must be shown as dotted lines and a notation on map that these lines are to be removed. The applicant must show that Lot 2 is a buildable lot with access, septic, water and that it conforms to zoning as defined in application packet. A motion was made to accept the submitted map as a sketch plan by Garret O'Connor, seconded by Mandy Fuchs. All in favor. So carried.

Michael Kokas, Pleasantvale Road is proposing subdividing a parcel of 6.61 acres from a 94.3 acre parcel on Pleasantvale Road. The proposed lot is on the west-side of the property and has 150 feet plus of road frontage. Mr. Kokas has submitted application, driveway permit, septic approval SEQRA and Ag Data Statement. Must show proposed septic location, well on map. Also, other houses within 200 feet. Before a public hearing can be scheduled, the applicant must bring in everything that is needed.

Erick Ihlenburg, representing Irish Hills, LLC came before the board. The property is located on Turkey Hill Road, the former Sharpe property. Irish Hills currently owns the railroad bed, however in order to have ownership of the railroad trestle wants to trade properties, giving ownership of the railroad bed to Lydons, Richard Mabie, E. Coons, Robert Mabie and Rick Sharpe. The applicant is requesting a boundary line change in order to do this transfer. A motion was made by Dianne O'Neal, seconded by Clayton Andrus to accept the map as a sketch plan. All in favor. So carried. Applicant will call if they can be ready for public hearing by April 26 so that it can be advertised.

Thomas Francescott and Christine Van Ort are seeking to subdivide approximately 2.7 acres from 22 plus or minus acres on County Route 6. Must locate on map wells and septic within 200 feet of new (Parcel 2). Submit application, SEQR, health dept approval. Applicant has submitted driveway permit from County Highway. Return next month.

A motion was made to adjourn by Garret O'Connor, seconded by Clayton Andrus.

Respectfully submitted,

Mary Helen Shannon  
Secretary