

Town of Waterford
Planning Board
65 Broad Street
Waterford, NY 12188

Minutes of June 12, 2023

At 7:30 PM, the regular monthly meeting began with attendance taken. Chairman Woodin and members Peter Fletcher and Harriett Fusco were present. Mr. Henry and Mr. Lefebvre were absent and replaced by Alternate Member Brian Brusco. Consultant Nan Stolzenburg was not present.

Douglas Stone and Matt Ciprioni of D&M Enterprises of NY LCC propose to subdivide a 9.96 acre parcel on Bells Lane into two lots. The parcel currently contains two homes. A new one acre parcel with a two story Colonial style home will be created at the east end of the property. The second lot will contain the remaining acreage and a small house located at the western end of the property. The minor subdivision is a prelude to a site plan review that will be heard by the Planning Board later this year. That proposal will involve the creation of a large storage building (150' x 50') containing six storage units (25' x 50' each).

Matt Ciprioni gave the Board an overview of the minor subdivision as well as their future plans for constructing the storage units. The house on the future one acre parcel will be sold while the house at the western end of the parcel will be torn down. It is in rough condition.

The Board reviewed comments prepared by Ms. Stolzenburg. Among the items covered were:

1. The water main on Bells Lane is shown.
2. Trees in the area of the propane tanks will be removed.
3. Two reports have been prepared for the wetlands and endangered species habitats.
4. The house and accessory structures at 46 Bells Lane will be torn down.
5. Any new structure will be set back 50 to 100 ft.
6. Re-constructed road will be 20 ft
7. Hydrant locations will be determined when site plan is submitted.
8. There is no sewer; there will be no septic system for the storage units; but a Porta Lisa will be provided.
9. Lot # 1 is the larger lot and Lot # 2 will be the one acre lot with the colonial home on it.
10. Are these structures on the National Historic Register?
11. Waterlines for the new Lot # 2 has not been defined yet.

The Board will assume the role of Lead Agency for the SEQR process.

The Board set a public hearing for July 17th at 7:30 PM. Motioned by Woodin and 2nd by Fusco. Approved 4 – 0.

Chairman Woodin then motioned that the reading of the April and May minutes be waived and both set of minutes approved; 2nd by Fletcher. The motion was approved 4 – 0.

At 8:15 PM, the Chair gave an update on the Riberdy Grove solar farm proposal.

Earlier, at the Agenda Meeting, the Chair announced his pending resignation from both the Planning Board (35+ years) and ZBA (2+ years) effective in late October. Chairman Woodin is moving out of Waterford and must vacate these two appointed positions. However, he will remain the Planning Director which oversees both the Planning Board and ZBA.

At 8:35 PM, Woodin motioned to adjourn, 2nd by Fusco.