

Planning Board
Village of Dexter
Special Meeting
December 9, 2019
Minutes

Quorum: Yes

Meeting called to order at 6:30 PM by Chairman Stephanie Ferguson.

Members present: Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver,
Todd Reinhardt

Also present: Adam Storino, Tom Storino both of Storino Geomatics Land Surveying Services,
Maryann Carroll, Diane Carroll, Lori Freeman, Dale Freeman, and Danielle Queior, Clerk

Absent: Brian Moore {called in}

Privilege of the Floor: None

Motion Carol Oliver 2nd Heidi Bernier to accept minutes of the September 30, 2019 meeting.

Ayes: 6 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver,
Todd Reinhardt

Nays: 0

Correspondence: None

New Business: Review of a Minor Subdivision and Lot Line Adjustment application submitted by Tom Storino on behalf of Brittanie Carroll involving parcel numbers 72.74-1-41.2, 72.74-1-42, and 72.74-1-44 of 125 Maynard Ave.

Board: What are the intentions for these lot adjustments?

Adam and Tom Storino: To split lot 72.74-1-41.2 vertically leaving the section to the east with dimensions that will conform to the Village's minimum lot area of 8,000 square feet. The section to the west will be added to parcel numbers 72.74-1-42 and 72.74-1-44 creating one lot out of these three sections. The wood frame building on the westward section labeled (to be relocated) will shift further to the west to meet the R1 side yard setback of 5 foot for accessory structures.

Board Concern: Dale Freeman's residence which sits on existing parcel number 72.74-1-40 encroaches onto parcel number 72.74-1-41.1 owned by Timothy S. and William A. Carroll and parcel number 72.74-1-41.2 owned by Brittanie D. Carroll. Is Mr. Freeman aware of this? and if so, might this possibly be a good time to consider adjusting the lot lines further to eliminate this encroachment while surveyors are currently working with these property lines? Though this intrusion may have never been of concern in the past it could become an issue in future undertakings.

Dale Freeman: States that his existing residence sitting on parcel number 72.74-1-40 has encroached these neighboring lots for a great number of years without any issues. The Subdivision of parcel number 72.74-1-41.2 will not affect or change his existing lot 72.71-1-40 in any way therefore he is ok with leaving his lot lines as they stand.

Motion Stephanie Ferguson 2nd Heidi Bernier for the Board to recommend Dale Freeman write a letter to the Planning Board stating that with the aforementioned changes brought forward by Brittanie Carroll he understands his residence remains to encroach onto parcel number 72.74-1-41.1 and 72.74-1-41.2, which has been so for a great number of years.

Ayes: 6 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver,
Todd Reinhardt

Nays: 0

Motion Heidi Bernier 2nd Charlene Mannigan to accept the Minor Subdivision and Lot Line Adjustment application submitted by Tom Storino on behalf of Brittanie Carroll involving parcel numbers 72.74-1-41.2, 72.74-1-42, and 72.74-1-44 of 125 Maynard Ave as complete.

Ayes: 6 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver,
Todd Reinhardt

Nays: 0

Motion Todd Reinhardt 2nd Heidi Bernier to hold a Public Hearing on January 27th to hear comments on the Subdivision and Lot line adjustment applications submitted by Brittanie Carroll involving parcel numbers 72.74-1-41.2, 72.74-1-42, and 72.74-1-44 of 125 Maynard Ave.

Ayes: 6 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver,
Todd Reinhardt

Nays: 0

The next scheduled meeting will be held on January 27, 2020 at 6:30PM

Motion Charlene Mannigan 2nd Deborah Harmann to close the meeting.

Ayes: 6 Stephanie Ferguson, Heidi Bernier, Deborah Harmann, Charlene Mannigan, Carol Oliver,
Todd Reinhardt

Nays: 0

Meeting adjourned at 7:00PM.

Respectfully submitted, Danielle Queior