

PATTERSON TOWN BOARD MEETING
PUBLIC HEARING
PATTERSON TOWN HALL
1142 ROUTE 311
PATTERSON, NY 12563

MANCINI SUBDIVISION

October 22, 2014

MINUTES

PRESENT: MICHAEL GRIFFIN, SUPERVISOR
KEVIN BURNS, COUNCILMAN
CHARLES W. COOK, DEPUTY SUPERVISOR
PETER DANDREANO, COUNCILMAN
ANTOINETTE KOPECK, TOWN CLERK
DONALD M. ROSSI, TOWN COUNSEL

ABSENT: SHAWN ROGAN, COUNCILMAN

Salute to the Flag and Roll Call.

Supervisor Griffin called the Public Hearing to order at 7:00 p.m. with 10 in attendance.

Mr. Rossi, Town Counsel, read the following legal notice:

Mr. Rossi stated Mike as discussed with you briefly, I just wanted to make known to the Board that our offices represented Bob Mancini in the past, one of the principals of this development. Other than the reading of the notice, we will have to recuse ourselves.

Mr. Griffin stated if anyone has any questions, please come up to the microphone and ask your question.

Mr. Joseph Buschynski, Bibbo Associates, stated I am representing Mr. Mancini and the property owner. The subject property, almost 100 acres, located on Bullet Hole Road and Ice Pond Road (pointing to map) in the northerly direction. The property was transferred to the Land Trust and the transferor; Mancini retained right to pursue the subdivision of the property to create a building lot. The building lot we would like to create is a little bit more than a five acre parcel located between an existing lot here and another lot here (pointing to map). The land is in the open space overlay. At five acres, it is in excess of the 80,000 maximum. The land has quite of bit of flow to it. Our driveway comes down from Bullet Hole Road. We will need some filling to create a driveway of proper grade. We've shown an area where a pool could be created, where storm water infiltration will take place and where the septic area for this lot would occur. When you compile everything, you would need a little more than 80,000 square feet. The applicant's preference for the lot is at this location and is requesting your approval for the excess acreage.

Mr. Griffin stated you said his driveway is on Bullet Hole Road.

Mr. Buschynski stated yes.

Mr. Griffin stated the next lot, is that Henry Burdick's lot.

Mr. Buschynski stated yes.

Mr. Griffin stated ok.

Mr. Burns stated can you point to Ice Pond Road and Bullet Hole Road intersection.

Mr. Buschynski pointed to the map.

Mr. Burns stated ok, at one time we were putting fill on that adjacent area thinking that we might change that turn. Is that where that is.

Mr. Buschynski stated yes. The change would be on that piece (pointing to map).

Mr. Burns stated now I understand. I was trying to figure out exactly where that was. So, this goes almost behind the Burdick property, in part.

Mr. Buschynski stated it does go behind.

Mr. Burns stated are the adjacent properties that you have above, are those the three houses that are on Bullet Hole Road.

Mr. Buschynski stated that occurs here, here and here (pointing to map).

Mr. Griffin stated does anyone have any questions or comments. We have an engineer here.

Mr. Burns stated what is the variance they are seeking. Are we just seeking the exception to requiring the 80,000.

Mr. Buschynski stated yes.

Mr. Burns stated by how much are we off.

Mr. Buschynski stated we are three acres over the two acre limit.

Mr. Burns stated I see.

Mr. Griffin stated in some respects, counterintuitive, but it is the zoning.

Ms. Judy Terlizzi, Putnam County Land Trust stated I'm not sure that this was discussed at the Planning Board level. Mr. Mancini donated the property to the Land Trust, I believe in 2012 or 2013. At that time, he reserved the right to purchase back five acres. Before he donated it to the Land Trust, he had given a conservation easement to Westchester County Land Trust. That conservation easement had a building envelope of about ten acres, which was located in the precious part of the property. When the transaction occurred, we advised him that he needed to talk to Westchester Land Trust, because we couldn't give him the five

acres if he still had a building lot over here. It was restricted by conservation easement. Westchester agreed to grant or amend the conservation easement, so that the building lot could be here or at the building envelope. We were very happy about that, because this is incredibly rich and putting it on the edge makes it more acceptable in our eyes.

Mr. Griffin stated ok, so you are comfortable with this whole thing.

Ms. Terlizzi stated yes, very much, because also it was reduced to five acres instead of ten.

Mr. Griffin stated I believe we have a recommendation from the Planning Board to go forward with this. I'm glad you are supportive of it, it makes our decision a little bit easier.

Ms. Terlizzi stated thank you.

Mr. Burns made a **motion** to close the Public Hearing at 7:10 p.m.

Seconded by Mr. Cook. All In Favor: Aye. Carried.

Respectfully Submitted,

ANTOINETTE KOPECK, Town Clerk