

**Town of Warren
Development Review Board
Minutes of Meeting
Monday, October 21, 2024**

NOTE: This meeting was conducted both in-person and electronically via Zoom.

Members Present: Maria Burfoot, Megan Moffroid, Chris Noone, Jeff Schoellkopf
Staff Present: Ruth Robbins (ZA)
Others Present: John Egan, Dick King, Charlotte Robinson, Moxie Robinson, Sam Robinson,
Donovan Ward

The meeting was called to order by Ms. Moffroid at 7:02 pm.

Application # 2024-04-SD submitted by Steven & Charlotte Robinson (owners) and applicants Sam & Moxie Robinson, requesting Sketch Plan Review for a 2-lot Subdivision. The existing lot 12 will become 8.1 +/- acres and the new lot designated Lot 15 will be 2.0 +/- acres. The property is located at 426 Robinson Road consisting of 10.1 +/- acres, parcel id# 028001-904 in the Rural Residential District.

Mr. Ward provided an overview of the proposed subdivision, noting that it is intended to have the new SFR served by a ROW through the existing driveway (which Ms. Robbins indicated will become a new road due to there being three houses on it once Sam and Moxie's house is in place). Mr. Ward also pointed out that test pits have identified a site on the parent parcel for placement of a wastewater system, that a new drilled well will be used for water supply, and that a building envelope has been demarcated on the plans. He noted that a 100-foot setback from the stream running through the property is intended, and that Shannon Morrison (DEC Wetlands staff) has visited the site to ensure that no wetland or wetland buffer impacts are being created by the proposed development.

Ms. Robbins noted that she had spoken with Mr. Schoellkopf earlier in the day, and he had raised the matter of the LUDRs requiring that new lots to be created have the standard dimensions outlined for the District, including road frontage. This topic was discussed at some length, with potential solutions indicated. These included adjusting the perimeter of the lot to include some of the road length or potentially using a strategy outlined by Mr. Donovan which he had seen used in another town, whereby a portion of the parent parcel's road frontage be considered to suffice for the new parcel's requirement.

Application # 2024-05-SD submitted by Maura L. Connolly, requesting Sketch Plan Review for a 2-lot Subdivision. The current parcel of 28.4 +/- acres will become Lot A with 27.35 acres and Lot B will be 1.5 acres. The property is located at 108 Cold Springs Farm Road parcel id# 009001-300 in the Rural Residential District.

Mr. Egan explained that plans for changing the ownership structure of the property necessitate removing the commercial building from the site. It was noted that the proposed new lot does not have the road frontage outlined in the LUDRs dimensional requirements for the District. Potential ways to address this were discussed.

Ms. Robbins outlined the logistics for continued review of the two subdivisions; it was confirmed that no site visits were felt to be necessary by Board members.

Other Business:

Minutes and Decisions were signed.

The upcoming schedule was reviewed.

Adjournment

The meeting adjourned at 7:53 pm.

Respectfully submitted,

Carol Chamberlin, Recording Secretary

Development Review Board

Maria Burfoot Date

Chris Noone Date

Megan Moffroid Date