

SPECIAL MEETING OF TOWN BOARD, * 2/5/72, AT PLANNING BOARD
MEETING ROOM AT TOWN HALL ANNEX.

RECEIVED

PRESENT: All Members of Town Council and Town Attorney. FEB-8 1972

MEETING CALLED TO ORDER AT 12:55.

ANNE E. O'CONNOR
TOWN CLERK

PLANNING BOARD REQUEST FOR USE OF TL 281 FOR BETTER DESIGN:
S/D 35-2B21-2 SANDSTONE FARMS III, NEW CITY (7 lots on 4.14
acres R-22 land to S. side Germonds/Church Road, 1000' E. of
Broward Drive).

Town Board Chairman Vines stated the question before the Board. On request of Town Attorney Roland, Planning Board Adm. Ass't, confirmed that, in addition to the 2/2/72 request from the Planning Board, supplied to all Members, the original letter of owner George Faist, of same date, had been forwarded to Town Hall.

Councilman Pizzutello stated that the Planning Board had made a commitment to grant use of TL 281, previous to the taking back of such authority by the Town Board, and that "we've got to back our own personnel." Of the two maps provided, the one re-designed by use of TL 281 was an improvement and showed the same number of lots; though he felt that the original owner should not have sold property knowing that he would be left with a small back yard, "I would go along with the proposal." Councilman D'Antoni asked whether this statement constituted a motion and, on receiving answer "Yes," he seconded the same.

On request for verbal explanation directly to the Councilmen, Planning Board Chairman Steffens stated that the applicant George Faist had come to the Planning Board toward the end of the year and stated his proposal to purchase the subject property without delay because thus he could connect sewers into his existing property to the South: if he were to develop much later, he would have to use sewage pumps to avoid crossing the 80-foot County right-of-way lying between the two properties. The Planning Board Members had said "Yes" to the redesign by use of TL 281, they then having that power. Planning Board Member Loftus pointed out that a written request had not been received at that time.

Councilman Iodico agreed that the TL 281 redesign seemed to be a better plan. Town Planner Zollendack said he had recommended that the design should have a circular turnaround, the short stub and two mother-in-law lots not being desirable.

The Councilmen discussed the possibilities of modifying the proposed design to secure somewhat larger lots on the easterly side by returning to a small sideyard of the northeasterly lot with a dwelling to remain. Town Board Chairman Vines considered that the Board should take into account that the Planning Board did have the authority to use TL 281 at the time of its original meeting with the applicant. For the future, what had been discussed earlier this morning had given the Planning Board and the Town Planner "a good idea of what this town expects" in relation to use of TL 281. In this instance, he felt it wouldn't be quite fair to question the judgment of the Planning Board as expressed in its recommendation to the Town Board: "we are getting something for the Town by way of an additional road area....."

On roll call, the motion of Councilman Pizzutello and D'Antoni was carried with Ayes of Vines and Iodico, Niehaus Bay, to AUTHORIZE USE OF TL 281 IN SUBDIVISION 35-2B21-2 SANDSTONE FARMS III, for reasons of better lot design, improved access, improved drainage and preservation of existing buildings."

*Notes provided by PB Adm. Ass't.