

PLANNING BOARD

Town of Lewiston 1375 Ridge Road Lewiston New York
Thursday – January 2019
PB 2019-1

Present: Baker, Conrad, Craft, Lilly, Taczak

Absent: Burg, Waechter

Presiding: William Conrad, Chairman

Conrad: I just want to welcome everyone out to the January 17, 2019 meeting for the Town of Lewiston Planning Board.

Roll Call

A motion to approve the minutes of December 20, 2018 was made by Taczak, seconded by Lilly and carried.

The first item on the agenda was for LMK Realty Associates, Legacy Drive, SBL# 101.12-1-9.12 for a one lot subdivision.

Conrad: Please come up to the microphone and introduce yourself and describe what your project is please.

Nick Massaro, LMK Realty. Sorry to bring everyone out on my account tonight. My office is at 4880 Eddy Drive West. I'm here to request a one lot split of the aforementioned SBL, which is a part of Legacy Drive. I believe it calls for 80 apartments and 40 condos. The particular lot in question here is the eastern most lot along Legacy Drive that is slated for an apartment development. What we want to do is split this lot in to 2 parcels, one on the north side of Legacy Drive and one on the south side of Legacy Drive. We're basically doing this in an effort to release the property on the south side of Legacy Drive as collateral, the current mortgage of the buildings that are constructed on the north side of Legacy Drive. Our lender is being very agreeable in us pursuing this action and we need a formal subdivision plan and approval from the Town in order to release this land from our current mortgage. Hence we are here pursuing this application.

Conrad: Any questions from the Board for the applicant?

Taczak: The biggest thing we were talking about a former plan. I'm looking at my copy, Legacy Drive, Creek Road, Ridge Road and on an old plan that was 2005 I believe it shows an easement to the Town that's not listed on this one?

Massaro: Yes, Tim actually just brought that to my attention. That was the original site plan that was approved in late 2004. It looks like there is a little egress access way which is also a 20' easement on the south end of our property. The current survey that we have apparently does not reflect this. We would look to get the survey updated to reflect that easement that was accepted back in 2004 pending approval from the Board of this subdivision.

Conrad: Is it going to affect your project in any way?

Massaro: No. The footprints of the proposed buildings are currently laid out on the south side of Legacy Drive there so it will have nothing to do with the building or the future development.

Conrad: Any other questions from the Board?

Lilly: Legally does the description that's written here for the south as well as the north parcel acceptable to the Town of Lewiston. There is a lot of verbiage in there.

Brian Seaman: I have not checked the description against the survey. I assume that it was put together by their surveyor and I take it to be an accurate description. It would be their responsibility because they will be the one recording the deed.

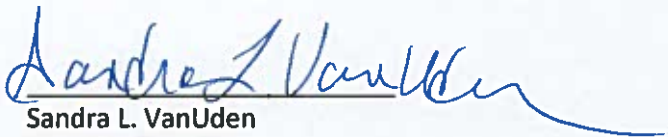
Conrad: I did go through the verbiage and it seemed to be accurate with the angels and such. It agreed with what the plan said so. Any other questions from the Board?

A motion to classify the subdivision as a minor and treat it as a minor was made by Taczak, with the change that needs to be made to the paperwork regarding the 2004 easement that was listed on the old records that aren't listed on the present one, seconded by Craft and carried.

A motion to recommend approval of the subdivision was made by Taczak, seconded by Craft and carried.

The next meeting will be February 21, 2019, at 6:30 P.M.

Respectfully submitted,



Sandra L. VanUden
Planning Secretary



William Conrad
Planning Chairman