TOWN OF NILES PLANNING BOARD
New Hope, New York
August 15, 2024

Members Present: Bob DeWitt - Chairperson
Patti Orr
Mark Kulik
Alt – Paul Cerquone

Absent: Nigel Moll, Diana O'Brien

Others Present: Patrick Doyle – Code Enforcement Officer, James Priest

The Planning Board meeting was called to order at 7:27 PM. After the pledge of allegiance, a motion was made by Ms. Orr to accept the June 2024 minutes. Mr. Kulik seconded the motion. All Approved.

NEW BUSINESS:

- The application for subdivision for James and Kristy Priest's property, located at 4755 Amerman Road, Tax ID# 148.00-1-6.22 was presented to the Board for preliminary approval before having the subdivision surveyed. Mr. Priest would like to subdivide 6.07 acres into 2 lots. He wants to subdivide out the current home and sell it and build a smaller home on the other lot. He will be putting in a hammerhead road to give fire apparatus access. Mr. Doyle met with Attorney Smith who made 2 recommendations on the road: that he will have a deeded right-a-way and to delineate that access on the official survey. SEQR Part 1 was reviewed, and corrections made. SEQR Part II and III were reviewed and a negative declaration was determined.

  A motion was made to tentatively approve the subdivision of the property at 4755 Amerman Road conditional on the completed survey map with the required right of way for both properties, including hammerhead, clearly delineated. The motion was made by Ms. Orr and seconded by Mr. Kulik. All Approved.

OLD BUSINESS:

- Lisa Hanley has stepped down from the board effective July 1, 2024. Mark Kulik's name was brought up for the Town Board on July 11th for placement as a permanent member of the Board to serve out the rest of Ms. Hanley's term, which will end December 2024. We thank Ms. Hanley for her years of service.

ADDITIONAL BUSINESS:

- SEQR Training opportunity for available from the county in SEPT.
- Ms. Orr talked about the new watershed officer, Jesse Lord. Mr. Doyle spoke about having met him.

- The next Niles Planning Board meeting is tentatively scheduled for September 19, 2024 at 7:30PM. A motion was made to adjourn the meeting by Ms. Orr and seconded Mr. Kulik. All Approved. The meeting was adjourned at 7:58PM.

Respectfully submitted,

Lorie DeWitt-Antilla