TOWN OF NILES PLANNING BOARD
New Hope, New York
April 17, 2025

Members Present: Bob DeWitt – Chairperson
Mark Kulik
Nigel Moll
Diana O'Brien
Paul Cerquone

Absent: Patty Orr

Others Present: Patrick Doyle - Niles Code Enforcement Officer, Sharon Casey, William Casey, Melissa Reagan, Bob Eggleston, Kirby Janke

The Planning Board meeting was called to order at 6:30 PM. After the pledge of allegiance, a motion was made by Ms. O'Brien to accept the February 2025 minutes. Mr. Moll seconded the motion. All Approved.

NEW BUSINESS:

- The application for subdivision of a 14 parcel, Tax ID# 167.00.1.34 was presented to the Board for approval by Sharon Casey. Ms. Casey approached the Board to split the 14-acre property at 3570 Twelve Corners Road to give her son a 6.81-acre piece of the property. She will keep the remaining 7.4 acres. SEQR Part I was reviewed, and corrections made. SEQR Part II was reviewed and was found to have no environmental impact and a negative declaration was determined.
    - A motion was made to approve the subdivision. A motion was made by Mr. Kulik and seconded by Mr. Cerquone. All Approved.
- The application for site plan approval for removing an old deck and adding an addition onto the property at 209 Hemlock Hollow, Tax ID# 158.01-1-25 was presented to the Board for approval by Bob Eggleston, Architect. Mr. Eggleston described the project which will be supported by concrete piers. The City of Syracuse Department of Water stated that they needed to see updated plans for the septic system, which he will be submitting. SEQR Part I was reviewed, and corrections made and initialed by Mr. Eggleston. SEQR Part II was reviewed and was found to have no environmental impact and a negative declaration was determined.
    - A motion was made to preliminarily approve the site plan contingent on the City of Syracuse approving the Septic System. Patrick Doyle will facilitate to confirm this is accomplished. A motion was made for preliminary approval by Mr. Kulik and seconded by Mr. Moll. All Approved.

OLD BUSINESS:

- None

ADDITIONAL BUSINESS:

- The next Niles Planning Board meeting is tentatively scheduled for May 15, 2025, at 6:30PM. A motion was made to adjourn the meeting by Ms. O'Brien and seconded Mr. Moll. All Approved. The meeting was adjourned at 7:09PM.

Respectfully submitted,

Lorie DeWitt-Antilla