

# Hebron Planning Board/Public Hearing

Summary

September 30, 2024

<b>Attendees</b>	<b>Present:</b> C. Ptacek-Chair, E. Petrillo, A-M Sheehan, R Tressler <b>Absent:</b> J Long <b>**Two open positions**</b>	<b>Public:</b> G Flint
	<b>Discussion</b>	<b>Next Steps</b>
1. Call to order, Pledge/Roll Call/Quorum	<ul style="list-style-type: none"> <li>• Quorum present.</li> <li>• Meeting called to order 6:39 pm.</li> </ul>	
2. Minutes Review	<ul style="list-style-type: none"> <li>• Motion to approve A-M Sheehan Second by E Petrillo.</li> </ul>	Minutes approved with corrections.
3. Public Hearing	NONE	
4. Application Sketch Plans	NONE	
5. Subdivisions	NONE	
6. Chairman's Report	<ul style="list-style-type: none"> <li>• Resignation received from Michelle Louy. Copy of resignation to Town Board</li> <li>• Planning Board now has 2 vacancies. Ideally looking for one candidate with agricultural background.</li> </ul>	<ul style="list-style-type: none"> <li>• Chair to ask Town to advertise open positions at October meeting.</li> </ul>
7. Secretary Report	<ul style="list-style-type: none"> <li>• Request for subdivision Guidelines sent out however no correspondences receive back</li> </ul>	
8. Old Business	<p>24-001 Flint</p> <ul style="list-style-type: none"> <li>• No updates; awaiting survey.</li> </ul> <p>24-003 TD Bank</p> <ul style="list-style-type: none"> <li>• TD Bank had a title search performed for the 3.4 acre parcel owned by TD Bank and the 2 acre parcel owned by the Estate of Klaas Koster, which was the subject of the sub-division application. The title search found that the two parcels were already legally separate parcels with separate deeds recorded, and that the error was in the tax map. Title report received from TD Bank.</li> <li>• TD Bank's legal team reviewed Title Search with Town's Assessor, Arek Gordon, who stated that the County would correct the tax map. Per TD Bank, the Assessor requested that TD Bank obtain a "letter of non-jurisdiction" from the Planning Board before advancing the issue to the County.</li> <li>• In email correspondence from Adam Herron esq. to Chair Ptacek, a request was asked for TD Bank legal to reach out to Hebron's legal counsel. <ul style="list-style-type: none"> <li>○ Board agrees with TD Bank's request to reach out to Hebron's legal counsel</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Clerk to follow up with Town Assessor to review recommendations prior to completing "letter of non-jurisdiction".</li> <li>• Email to be sent to TD Bank (Adam Herron) stating Board agrees with request to contact our legal representatives HOWEVER cost incurred will be absorbed by TD Bank.</li> </ul>

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	<ul style="list-style-type: none"><li>○ Any costs incurred with communication to legal by TD Bank will be the responsibility of TD Bank.</li><li>● Once confirmation received that TD Bank agrees to legal costs, packet will be prepared for our legal team with background on this sub-division, Town Sub-Division Guidelines, email correspondence from TD Bank and Tax ID's for both properties.</li></ul>	
9. New Business	<ul style="list-style-type: none"><li>● Site Plan Review workshop to focus on draft for Town of Hebron.</li><li>● Monday October 28, 2024 at 6:30 pm.</li></ul>	<ul style="list-style-type: none"><li>● Clerk to post workshop on Town Website.</li></ul>
Adjournment	<ul style="list-style-type: none"><li>● Motion to adjourn by A-M Sheehan second by R Tressler. Approved 5-0.</li></ul>	

**Next Board Meeting October 28, 2024 6:30 pm**