

~AD HOC REPORT~
Widening Strips ~ Long Ridge Road
Reference #10 – September 2007

(31)

Chairwoman Mary Teicholz called the meeting to order at 6:00 p.m. on Tuesday, January 29, 2008, in the Caucus Room, 3rd Floor, Danbury City Hall, 155 Deer Hill Avenue. Present was Committee members Colleen Stanley and Duane Perkins. Ex Officio member: Gregg Seabury. Also present were City Engineer Farid Khouri, Assistant Corporation Counsel Eric L. Gottschalk, Director of Planning Dennis Elpern, Camille DeGalan, Esq. and members of the public.

Chairwoman Teicholz explained *the purpose of the evening's meeting was to consider a request for widening strips on Long Ridge Road.*

Chairwoman Teicholz informed everyone that there was a positive recommendation from the Planning Commission as of October 3, 2007.

Chairwoman Teicholz asked Farid Khouri to provide everyone with some background regarding the request before the Committee. Mr. Khouri explained that the project was part of a subdivision. The property owner desires to divide the land into four parcels. Part of the subdivision regulations, Chapter 4, Section B-5, requires that the right-of-way requirement is met. In this case, the right of way is 50 feet and 25 feet from the center of the road. The applicant does not meet that requirement. In order to do so, the applicant is donating Parcel A (.0235 acres) and Parcel B (.088 acres) to the City. All documents have been reviewed and are satisfactory to his office. Attorney DeGalan submitted copies of the approvals to the Committee. Councilman Perkins asked if road improvements were needed. Mr. Khouri said not at this point in time. Attorney Gottschalk pointed out that Long Ridge Road is a scenic road. Any improvement or alteration of the road would need to be brought before the Common Council for approval. The request before the Committee is merely a requirement of the approval because the subdivision regulations make a blanket statement that whenever a road is too narrow and doesn't meet the current standards, one half of the deficit has to be made up by the subdivider on his side of the road. Attorney DeGalan explained that her review of the land records revealed that the parcel of land in question is not part of the scenic road designation.

A motion was made by Councilwoman Stanley and seconded by Councilman Perkins that the Committee recommends to the Common Council that they approve the request for widening strips on Long Ridge Road which consists of Parcel A (.0235 acres) and Parcel B (.088 acres) within the conditions of the approved subdivision plan with the existing right of way. The motion carried unanimously.

A motion to adjourn was made by Councilwoman Stanley and seconded by Councilman Perkins. The motion carried unanimously at 6:15 p.m.

Respectfully submitted,

Mary Teicholz, Chairwoman

Colleen Stanley

Duane Perkins

AH