

**Board Members Present:**

- Bill McGhie, Chair
- Dan Freebern, Vice-Chair
- William Siegle
- Steve Mullins
- Barbara French
- Dave Iasevoli, Alternate # 1
- Philip Smith, Alternate # 2

**Others Present:** Michael O'Connor, Jim Faber, Bret Winchip and Zoning Administrator Scott Olson.

**Meeting Called to Order:** 7:02 PM

**Pledge**

**Review of Minutes:** Vice-Chair Dan Freebern made a motion to accept the November 18, 2020 minutes as written. Second by Barb French. **ALL AYES.**

Chair Bill McGhie stated that we are going to address the Public Hearing first for the Edward T. Moore Subdivision. He stated we now have the map as requested at the last meeting. Bill stated that we did discuss this thoroughly at our last meeting.

**PUBLIC HEARING:** **File # 2020-02 SD**  
**Tax Map # 36.11-1-14**  
Edward T. Moore  
East Shore Drive  
Adirondack, NY

Requesting a two-lot subdivision for a lot that was merged to now be split into two lots. Lot #1 will be 2.22 acres and Lot # 2 will be 2.273 acres.

Chair Bill McGhie asked if any of the Board members had any questions for Michael O'Connor, who is representing Mr. Moore.

Steve Mullins wanted to verify that this is the current map that the Board requested at the November 18, 2020 meeting.

Attorney Mike O' Connor, representing Ed Moore stated this is the current map as the property is today. He stated you can see the driveway for lot 4 on this map. Mr. Moore owns lots 2 and 3 and he wants to sell lot 3 to the owner of lot 4 after the Subdivision.

Chair Bill McGhie stated that they are only concerned with lots 2 and 3 for the purpose of this subdivision.

Chair Bill McGhie asked Mr. Moore if the road frontage and side yard setbacks comply.

Attorney Mike O'Connor stated yes all in compliance.

Chair Bill McGhie stated he is very satisfied with the presented project and asked if any of the Board members have additional questions. The Board members had no further questions.



Bret Winchip stated that the wetlands go all the way to the pond in the back of the property. The wetlands will occur on both properties. The APA did flag some minor wetlands near the driveway that comes in off the road. The major thing is to keep wastewater system 100' from the stream or wetlands.

Steve Mullins stated so the property goes back towards Streeter Pond.

Bret Winchip stated there are 77 acres with a pond, a marshy pond on the property but it is not Streeter Pond and he is not sure if it drains to Streeter Pond.

Chair Bill McGhie asked if both lots will share the pond equally.

Bret Winchip responded yes, pond is on both properties; however, he is not sure that they will share it equally.

Chair Bill McGhie stated that this is in the LC 10 zone and is required to have 125' of waterfront.

Bret Winchip responded that this is in a split zone, one being the R2.5- acre zone where all the development will take place and there will be no building in the LC-10-acre zone.

Chair Bill McGhie stated this is then classified as the LC-10-acre zone

Bret Winchip stated the surveyor picked up the pond in the back and the map is scaled at 1" =100' and the Board members scaled the map and determined there is the correct amount of shoreline.

Steve Mullins asked if the only wetlands, other than the pond are along Harris Road.

Bret Winchip stated the wetlands come out to Harris Road and the APA did not flag them because they deemed it is far enough from the work site.

Bill McGhie stated it has steep ridges down there.

Steve Mullins said it looks like a 15' grade from the top to the bottom and the leach field is down on the lower corner of that on the property line where the property will be divided.

Bret Winchip stated there is a 10' setback from the property line to the leach field.

Steve Mullins asked how much acreage is to be cut for the building of the house?

Bret Winchip stated there are about .84 acres to be cut. They reduced it to under an acre and for the final plans it will be .84 acres.

Steve Mullins asked if it requires silt fencing.

Bret Winchip responded yes; we have added it all the way across.

Steve Mullins asked where the APA stands on this review.

Bret Winchip responded the application is complete and will issue a permit after the Planning Board acts.

Bill McGhie asked if the two-bedroom camp will remain on the other property.

Bret Winchip stated yes; however, there is no water to the camp. For the Subdivision you must show a place for the septic and the well to be sited on the property.

Steve Mullins asked if the new house will be a three-bedroom house.

Bret Winchip stated it will be a three-bedroom house and the septic system will be a 1000-gallon tank which is good for three bedrooms or less.

Chair Bill McGhie asked if Wood Road goes all the way back to the pond.

Bret Winchip responded he does not believe so, I've never driven all the way back, but he has driven all the way back to the shed to be removed and there may have been an old logging road but it is not able to be crossed by vehicle.

Chair Bill McGhie stated that you have a good turnaround there at the top of the hill for the fire department will not have problems.

Bret Winchip responded that according to state building code that house would not even require a driveway. Any building over 300' from the road has to have a driveway. Any driveway over 500' needs pull outs so the trucks can get in there.

Steve Mullins asked if the current road will be upgraded?

Bret Winchip stated the current road will be resurfaced and the culvert will be replaced. The current culvert is crushed.

Chair Bill McGhie asked if there are any more questions.

Being no further questions or comments Dan Freebern made a motion to deem the application complete and set a Public Hearing for February 17, 2021. Second by Steve Mullins. **ALL AYES.**

**NEW BUSINESS:**

**File # 2019-01 SPR**  
**Tax Map # 72.13-1-31**  
James Faber  
6929 State Route 8  
Brant Lake, NY 12815

Requesting a Site Plan Review from **Section 8.08 Docks** to construct a dock for lake access in excess of 40 feet (up to 140')

James Faber was present to speak about his application to construct a dock in excess of 40' (up to 140'). He stated he is trying to gain access to the lake from the property. He has a large wetlands area. He has a completed application with the APA and a variance from the Town already approved for the deck portion that goes over the wetlands. He is just waiting on the APA to issue the permit. They are waiting for the Boards decision.

Chair Bill McGhie what would be the depth of the water if you go out 140'?

James Faber responded that he is hoping not to go out that far. He just wants to go out enough to get a 3' water depth for the boat. That area fluctuates and when the original drawings were done, they based it on the 140' but he does not see that he will have to go out that far.

Chair Bill McGhie asked if there are other docks in the area.

James Faber responded that going up Route 8 there are neighbors with docks. He stated his neighbor tried to do the same thing as his proposal; however, the APA denied the application because the neighbor had other access to the lake, where he does not.

Chair Bill McGhie asked if the dock will be permanent.

James Faber responded the boardwalk portion over the wetlands is permanent; however, the dock portion out into the lake will be taken out seasonally. He cannot determine until the AAPA tells him what to do with the dock portion.

Zoning Administrator Scott Olson explained to the Board members which portion is dock and which portion is deck as seen on the site plan. The dock is a 4' x 16' sections that are removable. The elevated portion over a wetland is not considered a dock. That dock will be able to be removed.

Is the APA going to require the portion over the wetlands be light filtered?

James Faber stated yes, the APA requires that the portion over the wetlands be light filtered and we have that as part of the application. A full report was done by the LA Group out of Saratoga Springs regarding endangered plants and that report was supplied to the APA.

Steve Mullins asked if he is correct that this is drilled in with an auger.

James Faber responded the boardwalk itself will be a permanent structure and will use an auger type that drills down into the bottom.

Steve Mullins commented that this project seems to have the lowest impact on the wetlands.

James Faber stated that from the beginning of this project he wanted to do it the most efficient way with the least disturbance to the wetlands.

Steve Mullins asked how far from the house to the wetlands.

James Faber responded about 300 yards.

Chair Bill McGhie stated that this is a Site Plan Review and a Public Hearing is optional for this project.

Being no further questions or comments Dan Freebern made a motion to deem the application complete. Second by Bill Siegle. **ALL AYES.**

The Board members decided to waive the Public Hearing.

Bill Siegle made a motion to approve the Site Plan Review from **Section 8.08 Docks** to construct a dock for lake access in excess of 40 feet (up to 140'). Second by Steve Mullins. **ALL AYES.**

**Reminder:** None

**Correspondence:** None

**Public Comments:** Zoning Administrator Scott Olson explained to the Board members that at the Town Board meeting it was decided to close the Town Hall to the Public; however, he wants to keep the ZBA meetings and Planning Board meetings going forward. The Board members agreed to keep holding hearings. Chair Bill McGhie stated he would not need Attorney at the next meeting.

**Board Member Comments:** None

Vice-Chair Dan Freebern made a motion to adjourn the meeting. Second by Bill Siegle. **ALL AYES.**

**Meeting adjourned:** 7:50 pm

**Next Meeting:** February 17, 2021

Respectfully Submitted,  
*Terri Katsch*, Secretary