

Board Members Present:

Bill McGhie, Chairperson
 Dan Freebern
 William Siegle
 Joe Turcotte
 Steve Mullins
 Barbara French, Alternate # 1
 David Iasevoli, Alternate # 2

Others Present: Michael Black, Bob Olson, Zoning Administrator Jim Steen.

Meeting Called to Order: 7:00 PM

Pledge

Chairperson William McGhie welcomed the new Alternates, Barbara French and David Iasevoli to the Board.

Review of Minutes: Vice-Chairperson Dan Freebern made a motion to accept the July 17, 2019 minutes with correction to William Siegle spelling. Second by Bill Siegle. **ALL AYES.**

PUBLIC HEARING:

File # 2019-01 SD
Tax Map #: 106-1-9
Adirondack Mt. Land, LLC (Michael Black)
Hayesburg Road
Brant Lake, NY 12815

Requesting a Subdivision

Chairperson William McGhie opened the Public Hearing and asked if there was anyone present that wanted to address the proposed subdivision. There were no comments from anyone on the proposed subdivision.

Chairperson William McGhie stated that this looks like fairly flat land.

Michael Black responded yes the front is flat and rises up in the back to a ridge.

Chairperson William McGhie asked if where these houses are located will there be a need to bring in any soil to level the area.

Michael Black responded on Lot 1 they will be bringing in soil for the septic system.

Steve Mullins stated so it's a raised bed.

Michael Black stated yes its raised bed.

Steve Mullins asked if the underlying soil would not perc right.

Michael Black stated no they hit bedrock so it did not perc at all and that is why the soil needs to be brought in.

Chairperson William McGhie asked where the fill came from.

Michael Black stated that it has not been done yet. He stated he could not remember the name of the excavator but the engineer Tom Hutchins is working with the excavator.

Steve Mullins asked if the excavator has a quarry or pit nearby.

Michael Black responded yes,

Zoning Administrator Jim Steen asked Michael Black if he was talking about Lot 1.

Michael Black responded yes on Lot 1 they would need fill for the septic system.

Zoning Administrator Jim Steen stated that it looks like they will need about two feet of soil for the trenches which is not uncommon for this area.

Steve Mullins asked Jim Steen what the surface area is on that.

Zoning Administrator Jim Steen responded there are five trenches at 50' long each with 6' spacing so a total of 36' across and sloping downward. It shows an 8% max on the slope of the leach field. Again, it is not uncommon for this area to bring fill in for septic's.

Chairperson William McGhie asked if there were any more questions or comments.

Steve Mullins asked if the septic system was based on the size of the house and the bedrooms.

Michael Black responded yes, it is being set up for a four bedroom home.

Zoning Administrator Jim Steen stated yes, it will be set up for four bedrooms and there is flexibility if the lot is sold and the owners would want to add an extra bedroom they would have to go back to the engineer. If it was a drastic change they would have to come before the Planning Board again.

Chairperson William McGhie stated that he knows people have had fill dropped off that had a lot of invasive in it so be sure of your source.

Zoning Administrator asked Michael Black if the excavator is Bernie Bolton.

Michael Black responded yes that is the excavator.

Zoning Administrator Jim Steen stated that Bernie Bolton has the sand pit next to the school.

Chairperson William McGhie stated ok that's good.

Being there were no further questions or comments Dan Freebern a motion to close the Public Hearing. Second by Steve Mullins. **ALL AYES.**

The Planning Board had a discussion of this proposed subdivision.

Chairperson William McGhie stated that he does not see a problem with this proposal.

Zoning Administrator Jim Steen stated that this will be before the ZBA next Tuesday for a variance for undersized lots and after will go to the APA for review. Jim suggested to the Planning Board that if they approve the subdivision that they do so with a condition that the variance be approved by the ZBA and upheld by the APA.

Dan Freebern asked Zoning Administrator Jim Steen about the density requirements in a split zone and does the most restrictive take precedent.

Zoning Administrator Jim Steen responded yes that is correct.

Chairperson William Bill McGhie asked Jim Steen about this file needing to go to the APA.

Zoning Administrator Jim Steen explained that the owner of the property sent a Jurisdictional Inquiry form to the APA to determine if a permit was needed and received an answer that it is non-jurisdictional and no permit would be necessary. However, when a variance is approved by the ZBA for a density variance the APA has to review the file once it is approved.

Being no further discussion Vice-Chairperson Dan Freebern made a motion to approve the Subdivision for **File 2019-01 SD, Tax Map # 106-1-9** with the condition that the variance for undersized lots be approved by the ZBA and upheld by the APA. Second by William Siegle. **ALL AYES.**

Zoning Administrator Jim Steen gave the Board members an update on the Doherty to Houck Boundary Line Adjustment. They are waiting for an APA permit due to the wetlands on the property and that will be done fairly soon. Once the APA permit is received the maps can be signed.

Reminder: Registration forms were received and sent to the Town Board for approval on August 15, 2019 for the upcoming September 26, 2019 training at Fort William Henry in Lake George. The Town Board approved the training for the members.

Correspondence: NONE

Public Comments: NONE

Board Member Comments: NONE

Being no further questions or comments Dan Freebern made a motion to adjourn. Second by William Siegle. **ALL AYES.**

Meeting adjourned: 7:15 pm

Next Meeting: September 18, 2019

Respectfully Submitted,
Terri Katsch, Secretary