

Board Members Present:

- ___ Steve Mullins, Chair
- ___ Dan Freebern, Vice-Chair
- ___ Bill Siegle
- ___ Barbara French
- ___ David Iasevoli
- ___ Phil Smith, Alternate

Others Present: Zoning Administrator Matt Magee, Lucas Dobie from Hutchins Engineering, William Eddy and Bob Olson

Meeting Called to Order: 7:00 PM

Chair Steve Mullins thanked Bill McGhie for his service to the Planning Board over the years.

Bill McGhie resigned as of 12/31/2021 as Chair and Steve Mullins was appointed as Chair and Dave Iasevoli was moved from Alternate to acting member of the Board to take Steve Mullins seat. Being Bill Siegle was not present at the meeting Chair Steve Mullins asked Phil Smith to be seated on the Board for tonight's proposed Subdivision.

Pledge

Review of Minutes: Barb French made a motion to accept the August 18, 2021 minutes as written. Second by Vice-Chair Dan Freebern. **ALL AYES.**

NEW BUSINESS:

**File # 2022-01 SD
Tax Map # 88.18-2-3.1
William and Rose Eddy
74 Tannery Road
Brant Lake, NY 12815**

Requesting a 3 lot Subdivision

Lucas Dobie with Hutchins Engineering was present to speak for the applicant William Eddy. Lucas stated that they are asking for a 3-lot subdivision for the property at 74 Tannery Road. The owner, William Eddy lives at 83 Tannery Road and purchased this property last April 2021. Mr. Eddy had a Boundary and topographic Survey performed this past summer by VanDusen and Steves this past summer. On the proposed lot to the South (proposed Lot 1), the house will be retained and has been fully renovated and a new septic installed just after Thanksgiving 2021. The next proposed lot (Lot 2) will retain an existing cabin in a non-conforming location and Mr. Eddy has proposed to renovate that as well and a new septic and well to be installed. The next proposed lot (Lot 3) with the knoll is a vacant lot which will be sold and there is a proposed new 3-bedroom home to be built with new septic and well. Test pits were done over the summer of 2021 and the perc tests were good and yesterday we received the letter of non-Jurisdiction from the APA. They think it is a modest proposal. They want to keep the project simple and be in keeping with the neighborhood. They also submitted the SEQRA form and the Subdivision application.

Chair Steve Mullins stated that they did receive the APA Non-Jurisdictional letter and that will be entered into the record. The Chair asked Mr. Dobie a question about some discrepancy on two of the forms. One being on the application, page 2 indicates there are no wetlands on the property yet on the SEQRA form page 2 question 13 (a) asks if any portion of the site of the proposed action or lands adjoining the proposed action contain wetlands or other water bodies regulated by a federal, state or local agency and the answer is shown as yes.

Lucas Dobie stated that there are no wetlands on the properties and the SEQRA form was filled out on-line and it automatically checks (YES) on that question and they did not change the answer. It was decided by the applicant William Eddy and Lucas Dobie to change that answer to (NO) as there are no wetlands on the property and the Board agreed.

Chair Steve Mullins asked about the stormwater discharge to the roadside swale and if it is the case for all three lots.

Lucas Dobie responded that will be the case for Lots 2 and 3; however, the topography of lot 1 drops down a little and a little portion of the driveway will be graded to push the run-off to the woods and there are 12" culverts at the driveway.

Chair Steve Mullins asked if Lucas could describe the wastewater systems on the lots.

Lucas Dobie responded every house except Lot 2 which is a 2-bedroom design and a 1,000-gallon septic tank which meets all the setbacks to the well and adjoining properties wells. Lot 1 is a 3-bedroom residence and a 1,000-gallon precast concrete tank installed in shallow configuration; bottom of trench is 18' maximum into existing grade. And Lot 3 they are proposing a septic for a 4-bedroom residence that will be a 1250-gallon precast concrete dual compartment tank with a bottom trench of 20" to maximum into the existing grade and conforms with all the setbacks.

Chair Steve Mullins asked if the percolation tests all came back good.

Lucas Dobie responded yes, better than expected. The slowest one, Lot 1 was a 5-minute per inch, Lot 2 was a 1 minute 45 second per inch and Lot 3 was a 1 minute 15 second per inch.

Chair Steve Mullins stated looking at the gradient of the septic systems to the well, they are all good.

Lucas Dobie responded yes; all the setbacks are conforming.

Chair Steve Mullins asked about the specification on the size of the smallest lot.

Lucas Dobie stated it was over 20,000 square feet, it is 65,000 square feet.

Being no further questions or comments Vice-Chair Dan Freebern made a motion to deem the application complete, noted the change on question 13 on the SEQRA form and set a Public Hearing for February 16, 2022. Second by Barb French. **ALL AYES.**

Reminder: None

Correspondence: None

Public Comments: Bob Olson extended his thanks to the Planning Board on behalf of the Town Board for their service to the Town.

Board Member Comments: None

Being no further business, Vice-Chair Dan Freebern made a motion to adjourn the meeting. Second by David Iasevoli. **ALL AYES.**

Meeting adjourned: 7:23 pm

Next Meeting: February 16, 2022

Respectfully Submitted,
Terri Katsch, Secretary