

**Board Members Present:**

\_\_\_ Steve Mullins, Chair  
\_\_\_ William Siegle  
\_\_\_ Barbara French  
\_\_\_ David Iasevoli  
\_\_\_ Phil Smith  
\_\_\_ Melanie Fuerst

**Others Present:** Town Attorney Leah Everhart, Zoning Administrator Matthew Magee, Christine Smith, Bob Olson, William and Rose Eddy, Lucas Dobe from Hutchins Engineering,

**Meeting Called to Order:** 7:05 PM

**Pledge**

Chairperson Steve Mullins appointed Phil Smith to sit on the Board tonight in the absence of Vice-Chairperson Dan Freebern and appointed Melanie Fuerst to sit on the Board in the absence of Bill Siegle.

**Review of Minutes:** David Iasevoli made a motion to accept the January 19, 2022 minutes as written. Second by Barb French. **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 Residential Subdivision of a 6.1 acre parcel. Retaining existing home on Lot 1, renovate existing structure on Lot 2 and create a building lot on Lot 3.

Lucas Dobe was present to represent the Eddy's. He stated that the property at 74 Tannery Road was purchased by the Eddy's in April 2021 and they are proposing a 3 Lot subdivision for the lot and it is located in the CR-20,000 Zone. He stated that he brought the signed survey final plats tonight and would like to get the approval for the Subdivision tonight.

Chairperson Steve Mullins asked if there were any members of the Public present that would like to speak to this proposed project.

There were no members of the Public present to speak.

Melanie Fuerst asked about grading and roadside culverts.

Lucas Dobe responded there will be mitigation of erosion on Lot 3 with silt fencing.

Barb French asked if there is road access for these lots.

Lucas Dobe responded they will have a new driveway on Lot 2 and the other Lots 1 and 3 have access already.

Being no further questions or comments Barb French made a motion to close the Public Hearing. Second by Phil Smith. **ALL AYES.**

Chair Steve Mullins and the Board discussed the proposal and the Chair stated we looked at the drainage and access to the lots and they conform to the local regulations. We discussed the safe access from the roadway, the natural drainage to culverts and ditch lines towards the road which already exist. The lots meet the requirements for buildable lots. We discussed the compatibility of the environmental features, the septic systems and the storm drainage is okay. There are no wetlands on these lots. This has all been done satisfactorily.

Town Attorney Leah Everhart conducted the SEQRA review with the Board.

Barb French made a motion to declare this an unlisted SEQRA action and the Board conducted an uncoordinated SEQRA review and there are no significant environmental impacts therefore adopt a negative declaration. Second by David Iasevoli. **ALL AYES.**

Being no further discussion Melanie Fuerst made a motion to approve the 3 lot Subdivision at 74 Tannery Road as laid out on the construction details with the condition that at the time of construction on Lot 3 there will be a double silt fence along the southern property line between Lot 3 and Lot 2 to prevent erosion. Second by Phil Smith. **ALL AYES.**

Being no further questions or comments Barb French made a motion to adjourn the meeting. Second by David Iasevoli. **ALL AYES.**

**Reminder:** None

**Correspondence:** None

**Public Comments:** None

**Board Member Comments:** None

**Meeting adjourned:** 7:53 pm

**Next Meeting:** March 16, 2022

Respectfully Submitted,  
*Terri Katsch*, Secretary