

Board Members Present:

- ___ Steve Mullins, Chair
- ___ David Iasevoli
- ___ Melanie Fuerst
- ___ Phil Smith

Others Present: Attorney Brian Reichenbach, Linda Marra, Claudia Vigorito, Michael Scidmore, Tom Center, Heidimarie Lane, Mike Geraci and Teri Schuerlein.

Meeting Called to Order: 7:00 pm

Pledge

Chairperson Steve Mullins appointed Phil Smith to sit on the Board tonight in the absence of Dan Freebern.

Review of Minutes: David Iasevoli made a motion to accept the November 15, 2023, minutes with the changes. Second by Melanie Fuerst. **ALL AYES.**

PUBLIC HEARING:

File # 2023-02 SUBDIVISION (7 lots)
Tax Map #: 20.-1-81
 Heidimarie Lane
 1379 Valentine Pond Road
 Adirondack, NY 12808

Requesting a 7 Lot Subdivision

Tom Center from Hutchins Engineering firm is present to represent Heidimarie Lane's request for the Subdivision. Tom Center stated they have incorporated the changes to the key map, the replacement areas for septic systems test pits are properly numbered. If you have any other questions on the plans that were resubmitted tonight.

Melanie Fuerst asked if the applicant needs a Warren County Road permit.

Tom Center replied that during the Building permit process he will contact the highway department and Warren County for the permits at the same time.

Chair Steve Mullins stated that they have not received the APA letter back yet regarding this proposal.

Tom Center replied no, they are still waiting for that APA letter.

Chair Steve Mullins stated that we can open the discussion to the Public for comments on this proposal. Are there any comments on the proposed Subdivision for lots three through seven?

Kevin Granger from the Adirondack Lodges Homeowners Association asked if these lots will be able to be subdivided any further once approved for the Subdivision. What is the minimum lot size in this district.

Chair Steve Mullins responded that these lots are larger than the zoning district requires.

Melanie Fuerst stated that a map note placed on the final map that these lots cannot be subdivided any further.

Chair Steve Mullins asked if there were any other comments or questions.

Tom Center responded that he agrees to the condition that these lots will not be further subdividable with a map note on the final map.

Melanie Fuerst asked to have the corners set on the map.

Tom Center replied that yes, the surveyor will set the corners on the as built map note.

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

Tom Center asked if the Board was going to go through the SEQRA long form tonight.

Attorney Brian Reichenbach will go through the long form with the Board members. He will ask the questions and the Board members can answer yes or no.

Attorney Brian Reichenbach stated that the Board addressed all the areas of the long form SEQRA and there is no need for an environmental impact statement and any negative effects are sufficiently mitigated or do not exist.

Melanie Fuerst made a motion to declare a Negative SEQRA declaration. Second by Dave Iasevoli. **ALL AYES.**

Melanie Fuerst made a motion to accept the resolution as complete pending the APA approval on lots 1 and 2. Second by Dave Iasevoli. **ALL AYES.**

Phil Smith made a motion to approve the preliminary plat with the following conditions:

No further subdivisions of the lots

Add the survey certification to the plan.

Change the Town from Queensbury to the Town of Horicon. Second by Melanie Fuerst. **ALL AYES.**

Tom Center asked for a copy of the resolution in order to put that on the plans with the conditions for the Subdivision as agreed to. He also stated that he will be guided by the APA approval to get on the next agenda.

Melanie Fuerst made a motion to find this a SEQRA review and after reviewing adopted a negative declaration finding no significant environmental impacts. Second by David Iasevoli. **ALL AYES.**

PUBLIC HEARING:

File # 2023-01 Conditional Use (Commercial Boat Storage)

Tax Map #: 71.-1-38

Joseph and Linda Marra

6731 State Route 8

Brant Lake, NY 12815

Requesting a Conditional Use to store boats from the Marina.

Linda Marra was present to speak tonight. She stated that she submitted the SEQRA form as requested and received and submitted the APA non jurisdictional letter.

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

Melanie Fuerst made a motion to deem the application complete based on the submittal of the documents requested. Second by Phil Smith. **ALL AYES.**

Attorney Brian Reichenbach stated that the Board members could now go through the SEQRA short form and read the questions to the Board. It was determined that there are no to small environmental impacts.

Dave Iasevoli made a motion that being no environmental impacts and to declare a negative SEQR declaration. Second by Melaine Fuerst. **ALL AYES.**

Melanie Fuerst made a motion to approve the Conditional Use for the Commercial Boat Storage. Second by Phil Smith. **ALL AYES.**

Reminder: None

Correspondence: None

Public Comments: None

Board Member Comments: None

Meeting adjourned: 7:42 pm

Next Meeting: January 17, 2024 was cancelled. Next meeting February 21, 2024

Respectfully Submitted,
Terri Katsch, Secretary