

DRAFT

**Board Members Present:**

\_\_\_ Steve Mullins, Chair  
\_\_\_ Phil Smith  
\_\_\_ Melanie Fuerst  
\_\_\_ David Iasevoli

**Others Present:** Zoning Administrator Craig Leggot, Zoning Clerk Gina DePace

**Meeting Called to Order:** 7:00 PM

**Pledge**

**Review of Minutes:** Chairman Steve Mullins made a note on record stating May, 15 meeting minutes were not received by board members. Board Member Melanie Fuerst stated she was able to acquire the minutes online. Chairman Steve Mullins asked if she had any comments, changes or corrections to the May, 15 meeting minutes. Board Member Melanie Fuerst stated that she has reviewed and moves to accept the minutes from May, 15 meeting. Board Member Phil Smith seconds the motion. **ALL AYES.**

**NEW BUSINESS:**

**2024-37 BLA**  
**Tax Map #: 20.17-1-15**  
-16  
-17  
Greg & Patricia Sella  
Larry & Kristine Bascom

Requesting a Boundary Line Adjustment. Property Owners Sella & Bascom wish to divide their jointly owned vacant parcel equally, to then combine with their individually owned parcels on their respective sides.

Chairman Steve Mullins addresses the room and asks if there is anyone present that would like to speak on the matter. Greg Sella raises his hand and announces himself. Chairman Mullins asks Mr. Sella to go to the board and walk the Board Members through the proposal. Mr. Sella explains that he and his neighbor would like to divide their jointly owned property and each absorb half of the parcel to their personally owned properties.

Chairman Mullins states this proposal looks very simple and straight forward, but that this proposal has two ways that this could be accomplished. One being a subdivision due to the size of the lot being larger than the minimum lot requirement for the zoning area. The Town Attorney believes this issue could be a subdivision.

Chairman Mullins states from a practical standpoint this looks like a simple Boundary Line Adjustment, and states this is the way he would like to handle it and that the Board can discuss this option.

Chairman Mullins states a BLA would be very simple and would just take the boundaries as it is drawn and since each landowner owns this parcel jointly it makes the process much easier.

Chairman Mullins excuses Mr. Sella back to his seat for the remainder of the meeting.

Chairman Mullins asks Board Member Dave Iasevoli for his thoughts on the matter being a subdivision vs boundary line adjustment.

Board Member Iasevoli states that due to the size of the lot alone, it causes this matter to qualify as a subdivision. Chairman Mullins asks if Board Member Iasevoli stands strongly that it should be a subdivision.

Board Member Iasevoli states that he does not feel strongly, that this is clearly not a major subdivision, it just seems to be an "ordinary matter of fact" subdivision, due to it dividing one lot into two. That it is just an interpretation of a definition.

Board Members all agree that due to the fact both property owners own the parcel equally, and each own the properties on boarding sides of the parcel, it makes this matter much easier.

Board Member Fuerst states that it is already written in the previously recorded deeds that each owner owns one half of the property.

Board Member Philip Smith motions to move this to a Boundary Line Adjustment.

Board Member Fuerst seconds motion.

Board Member Iasevoli abstains.

**Motion Carries.**

Chairman Mullins states he understands why Board Member Iasevoli abstains. That this is up to the discretion of the Planning Board to determine whether or not this should be a boundary line adjustment or a subdivision. He then states that he thinks under these circumstances a boundary line adjustment is probably the most pragmatic.

Patricia Sella joins the meeting.

Chairman Mullins asks if the application is complete.

Board Member Fuerst motions that **Application #2024-38BLA** is complete.

Board Member Iasevoli seconds motion.

All in Favor, **AYE**.

**Motion Carries.**

Chairman Mullins asks for motion to approve **Application #2024-38BLA**.

Board Member Fuerst motions that the Board approves, this is now a boundary line adjustment.

Board Member Smith Seconds.

All in Favor, **Aye**.

**Motion Carries.**

Board Member Fuerst motions that this lot is conforming and will leave all proposed lots conforming.

Board Member Smith Seconds motion.

All in Favor, **Aye**.

**Motion Carries.**

Board Member Fuerst motions to move onto SEQRA. Chairman Mullins states that according to Attorney Reichenbach, the form was filled out and completed and due to it being a non-developed lot with no wetlands, etc. it is not needed. Chairman Mullins states he looked over the SEAF and everything is complete without any further questions.

Board Member Fuerst motions that there is a negative declaration for the SEQRA/SEAF forms.  
Board Member Smith seconds motion.  
All in Favor. **Aye**  
**Motion Carries.**

Board Member Fuerst motions to decide if Public Hearing is necessary.  
Chairman Mullins motions to waive public hearing.  
Board Member Fuerst seconds.  
All in Favor. **Aye.**  
**Motion Carries.**

Board Member Iasevoli motions to approve application for Boundary Line Adjustment.  
Board Member Smith seconds.  
All in Favor. **Aye.**  
**Motion Carries.**

Chair Steve Mullins asks if there is any other business to discuss this evening.  
There is no further business to discuss.

**Meeting adjourned:** 7:18 pm

**Next Meeting:** July 17, 2024

Respectfully Submitted,  
Gina DePace  
Zoning Clerk