



**Planning Board**  
P.O Box 90  
6604 State Rte. 8  
Brant Lake, NY 12815  
518-494-4245

**PLANNING BOARD MINUTES**

**October, 16 2024 | 7:00pm**

**Board Members Present:**

Steve Mullins, Chair  
David Iasevoli  
Melanie Fuerst  
Philip Smith

**Others Present:** Larry Turcotte

Craig Leggett, Zoning Administrator  
Julie Marinelli, Zoning secretary

**Meeting called to order:** 7:10 PM

Pledge of Allegiance

**Review minutes:** Chair, Steve Mullins made a motion to approve the September 18<sup>th</sup> minutes with a correction of the hearing date on page 3, from October 16<sup>th</sup> to October 15<sup>th</sup>.

**ALL AYES.**

**PUBLIC HEARING:**

**File #:** SD 2024-04  
**Tax Map #:** 88.14-1-11  
Matthew & Krista Wood  
11 Town Landfill RD  
Brant Lake, NY 12815

Application submitted requesting a Minor Subdivision of lands being conveyed to the Woods, to be divided into three lots.

Chair Mullins said that there were several items that needed to be addressed from the last meeting regarding the easement for the property being subdivided. He asked if Mr. Leggett would give a summary of the board meeting he attended. He replied that the town board supported the resolution to start the process for the easement and to get a hold of the attorney. He has talked to the attorney, supervisor, property owner and land surveyor about the property easement. It will be ready by next month. Also, the ZBA accepted the area



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variance application as complete, and set a public hearing to hear about the road frontage. The ZBA will be discussing this at next Tuesday's meeting.

Chair Mullins asked if there were any questions or comments in which there were none.

He next explained that he spoke to the attorney, and we can open the public hearing. However, as the issue of easement is still in resolution phase, we would continue it for next month.

Melanie Fuerst made a motion to open the public hearing. **ALL AYES.** Chair Mullins said that the Public Hearing was open, but there was no one here to speak and asked if Larry Turcotte, professional licensed surveyor, as representative for the Woods had anything to add.

Mr. Turcotte replied that the Woods have closed on the property, so he will send in updated drawings well ahead of the next meeting. He explained that this should help the board to have the updated plan. Ms. Fuerst asked about the contour lines on the map. He responded that they will be on the new map(s).

Chair Mullins suggested as there is no public here to speak, we will continue the public hearing at the next meeting on November 20<sup>th</sup>.

There was a brief discussion about the Boundary Line Adjustment versus an easement. Mr. Turcotte explained that the boundary line adjustment was a possibility, but at this time the owners and town would like to go forward with the easement.

Chair Mullins makes a motion to continue the public hearing at next month's meeting on the 20<sup>th</sup> of November. **ALL AYES.**

**File #: BLA 2024-4**

**(Tabled by request of applicant) Tax Map#: 36.15-1-30**

John G. Watson

194 East Shore Drive, Adirondack, NY 12808

Lot #2

Applicant seeks to convey 10.63 acres from Lot #1 and merge with Lot #2.



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Mr. Leggitt shared that he talked with the Watson's representative, and they are tabling until they have more information for the Planning board.

Chair Mullins discussed that during the next meeting we will continue with the Watson East Shore Drive property request. He asked for an update on any correspondence, as there were issues with email. Mr. Leggitt explained that the Watson's request began with a boundary line adjustment. Due to code it did not fit the definition of a boundary line adjustment, so it would come before the PB to seek a two lot subdivision.

Chair Mullins questioned if the owner of the subplot planned on further subdivision of the 10-acre plot. Mr. Leggitt explained that a further subdivision of the 10 acres would come before the planning board.

Chair Mullins brought up that we didn't require any PERC test at the past planning board meeting because it was presented that the 10 acres would be added to the existing lot for private use of a single family dwelling. If there is intent to further subdivide, we would need a PERC Test. He added that the Watson representative said that Kinderson wants to protect his property front and back. Mr. Leggitt clarified that the lot did not have wetlands, but did have shoreline and lake access, which would influence neighboring lots. Ms. Fuerst noted that environmentally an intent could cause problems. Chair Mullins further said that we need to consider all possibilities of what "could" emerge from this.

**Public Comments: None**

**Board Member Comments: None**

Motion to adjourn the meeting. 7:46

**Next Meeting:** November 20, 2024

**NOTE:** Next PB Date, 2024. Submittal Deadline: Date, 2024