

Board Members Present:

Steve Mullins, Chair
Melanie Fuerst
David Iasevoli
Phil Smith

Others Present: Zoning Administrator Craig Leggett, Attorney Brian Reichenbach, Zoning Clerk Julie Marinelli

Meeting Called to Order: 7:00 PM

Pledge

Review of Minutes: Mr. Iasevoli made a motion to accept the November 19th, 2024, minutes, seconded by Ms. Fuerst. **All ayes.**

PUBLIC HEARING: (continued from November 19, 2024)

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 Mathew and Krista Wood, to be divided into three lots.

Mr. Mullins reviewed the application and stated that at last month's meeting we were waiting for the easement, which we now have the signed copy of. Mr. Mullin's asked for a motion to officially close the public hearing. Ms. Fuerst made the motion and Mr. Iasevoli seconded. The vote carried unanimously.

Larry Turcotte, land surveyor, representing the Woods, explained that, as stated by Mr. Mullins, the easement is complete, adding that it will be filed tomorrow. The next course of action is adding the easement to the subdivision map. The boundary survey map is finalized and will be filed with the easement, and the language in the deed will reflect these changes. After this paperwork is updated, the Board has requested a map to sign off on. This will be passed on to Mr. Leggett once approved. Mr. Turcotte asked for a vote with a condition, on closing the public hearing.

Mr. Mullins responded that there is no need for another vote on this matter, as the map with the easement will be filed tomorrow.

Attorney, Brian Reichenbach, reiterated that the easement and map will be filed tomorrow, and added that all goes into effect tonight as it has been executed and

recorded.

Ms. Fuerst made a motion to close the hearing and Mr. Iasevoli seconded.
Mr. Mullins asked for a motion for a full approval. Mr. Smith made a motion to approve, and Mr. Mullins seconded. All ayes.

Attorney Reichenbach asks Mr. Turcotte for a copy of the current map before he makes any changes.

Tabled by request of applicant.

File #: BLA 2024-4

Tax Map#: 36.15-1-30

John G. Watson

194 East Shore Drive, Adirondack, NY 12808

Applicant seeks to convey 10 acres from Lot #1 and merge with Lot #2 (.63-acre lot).

OLD BUSINESS:

File # 2023-02 SUBDIVISION (7 lots)

Tax Map #: 20.-1-81

Heidimarie Lane

1379 Valentine Pond Road

Adirondack, NY 12808

Applicant seeks final plat approval for a 7-lot subdivision.
(Preliminary Plat Approval granted on December 20, 2023)

Speaking for Heidi Lane is Tom Hutchins of Hutchin's Engineering Firm. He reviewed the 7-lot subdivision, and stated that as of December 2023, there was one outstanding issue with regard to APA jurisdiction, which has been resolved. The issue involved the APA requesting that the applicant apply for a permit for two lots. The applicant resolved this issue by making the entire subdivision non-jurisdictional to the APA. There is a non-jurisdictional letter on the cover of the plans.

Mr. Hutchins explained what changed from last year. He referred to the map and Lots 1 and 2, revealing how the lines were shifted to accomplish moving the parcels 200 feet from the APA delineated wetlands. With these changes the APA issued a non-jurisdictional letter. Mr. Hutchins is now here to address any issues the Board may have.

Mr. Mullins reviews that as of last year, the Board was looking at lots 1-7, but lots 1 and

2, were out of our jurisdiction. The remaining lots were approved as there were no constraints, but we were waiting to here from the decision regarding lots 1 and 2. The Public Hearing was closed, and we are now picking up with the new information. As of tonight's meeting, all issues have been addressed. Mr. Mullin's asked if there are any other concerns.

Ms. Fuerst said that there are several edits to the Full EAF. She referenced the following revisions that need to be completed:

Page 1 of 13-- Change Project Location from the Town of Adirondack to the Town of Horicon.

Page 3 of 13-- D.1.d. iv--Change Maximum Acres from 13.64 acres to 13.92 acres.

REVISIONS: To the Map Plans

Sheet 2--- Contour line @ the NW corner of Lot #1
Map is unlabeled--Add 840

Sheet 2--- Contour line @ the SE corner of Lot #4
Map shows 880--Change to 960

Sheet 2--- Contour line @ the SW corner of Lot #7
Map is unlabeled-- Add 1060

Sheet 3--- Contour line @ the NW corner of Lot #1
Map shows 860-- Change to 840

Sheet 4--- Contour line @ the SE Corner of Lot #4
Map shows 880--- Change to 960

Sheet 5--- Contour line beyond the SW corner of Lot #7
Map is unlabeled---Add 1060

Mr. Mullins stated that the application is now complete, with the changes made by Mr. Hutchins.

Ms. Fuerst made a motion that the application is complete, and Mr. Iasevoli seconded it. All ayes.

Mr. Smith made a motion to approve the application and Mr. Iasevoli seconded it.

Mr. Mullins stated that the Board will need the updated map and the Mylar.

Mr. Hutchin's and Ms. Lane were praised by the Board on the excellent work done on the subdivision.

Other notes:

Mr. Leggett addressed the board and explained that the ZBA requested moving their meeting time to 6:30 P.M. He asked if the Planning Board would be interested in moving the regular meeting time. The board responded that they are happy to move the meetings to 6:00 pm. Mr. Smith made a motion to move the meeting to 6:00, and Mr. Iasevoli seconded it. All ayes.

Meeting adjourned at 7:50PM

NEXT MEETING: January 15, 2025

Respectfully submitted,

Julie Marinelli