

Board Members:

Steve Mullins, Chair
David Iasevoli, Vice Chair
Melanie Fuerst,
Philip Smith, Alternate

Others Present:

Zoning Admin, Craig Leggett
Zoning Clerk, Julie Marinelli

Meeting to be Called to Order: 6:00 PM

Pledge of Allegiance

Minutes Approval: For December 18, 2025: Mr. Mullins states a typo on page 2.
Approved by Mrs. Fuerst, seconded by Mr. Iasevoli.

New Business:

File # 2025-01-BLA
Tax Map # 55.8-1-5.1, 55.8-1-6, 55.8-1-7
Amy and John DiPreta
7667 State Route 8
Brant Lake, NY 12815

As per Section 5A of the Subdivision Regulations, the applicant is requesting a Boundary Line Adjustment (BLA) that would consolidate three parcels into two by dividing Tax Map Parcel #55.8-1-6 approximately in half (creating two parcels of approximately 0.27 acres each). This adjustment will result in two larger lakefront lots—approximately 1.07 acres and 0.70 acres—identified as Tax Map Parcel #s 55.8-1-7 and 55.8-1-5.1.

Amy DiPreta, representing the DiPreta family, approached the podium to explain the proposed boundary line adjustment. She stated that they recently purchased the parcels located on State Route 8—Tax Map #s 55.8-1-5.1, 55.8-1-6, and 55.8-1-7—adjacent to the Maltbie property. A house located on one of these parcels is currently positioned near the property line. The proposed adjustment would bring the house into compliance with zoning regulations and provide the property with a more appropriate lot size. The proposed BLA would result in two lots: one containing the existing house and the other consisting of vacant land.

Chair Mullins inquired about the name listed on the deed, noting that it differs from the applicants' name and instead lists Anthony Ianniello. Mrs. DiPreta explained that the name on the deed is that of the attorney, as the land had been foreclosed upon and was held in the attorney's name during the transaction.

Chair Mullins asked Mr. Leggett whether the stream located on the property had any associated wetlands. Mr. Leggett confirmed that it does not. Mrs. DiPreta added that it is a seasonal, or "wet weather," stream and that the family has no intention of building on the remaining property.

Chair Mullins also asked about the old well house and whether it is located on the parcel being divided. Mrs. DiPreta confirmed that it is, noting that any future buyer of the other parcel would need to drill a new well, as the existing one is unusable. She further explained that the house is not currently occupied, the water has been shut off, and while she was informed that the septic system remains functional, the well does not.

Mr. Smith asked how many lots the DiPretas currently own. Mrs. DiPreta responded that they own four additional lots across the lake, as well as some acreage across the road. Chair Mullins clarified that this includes 111 acres and the four lots. The family intends to sell the parcel containing the existing house (Tax Map #55.8-1-5.1), which is the second lot on the right as shown on the proposed BLA map. This intent to sell is one of the primary reasons for the boundary line adjustment.

Mrs. Fuerst inquired about the zoning designation for the lot. Mr. Leggett responded that the property is zoned R1-1.3. The board reviewed the proposed map to confirm the acreage of each resulting parcel. Parcel #1 (tax map # 55.8-1-7) is 0.80 acres, the BLA would make this 1.07+- acres. Parcel #2 (tax map # 55.8-1-5.1) is 0.47 acres, the BLA would make this .70+- and Parcel #3 (tax map # 55.8-1-6 is 0.56) acres and would be dissolved.

Mr. Smith clarified that the map displays the parcel sizes after the proposed split. Parcel #3 is the one being divided to create the two new lots.

Mrs. Fuerst made a motion that the application is complete. Mr. Smith seconded. Motion carried unanimously.

Mrs. Fuerst made a motion to confirm that this proposal constitutes a Boundary Line Adjustment, not a minor or major subdivision. Mr. Iasevoli seconded. All voted in favor.

Chair Mullins asked whether a public hearing was required, given that the land is owned by a single family.

Chair Mullins requested a motion to waive the public hearing. Mr. Smith made the motion; Mr. Iasevoli seconded. Motion passed unanimously.

Mr. Smith made a motion to approve the Boundary Line Adjustment for the DiPreta family. Mrs. Fuerst seconded. All voted in favor.

Adjourned at 6:30

Next meeting: June 18, 2025, at 6:00 PM