

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:**Pledge of Allegiance**

Minutes Approval: For July 16, 2025: Mr. Iasevoli made a motion to approve the minutes, Ms. Fuerst seconded.

New Business:

Meeting to be Called to Order: 6:00pm **Pledge of Allegiance**

Minutes Approval: For July 16, 2025:

New Business:

File # 2025-02-BLA
Tax Map # 39.1-1-15, 16.1 and 16.2
Pilgrim Camp Inc. & Marcia Baum Trust
1545 Palisades Road
Brant Lake, N.Y. 12815

Applicant seeks a 4,998 SF boundary line adjustment from Pilgrim Camp at 1540 Palisades Rd to Marcia Baum Trust at 1468 Palisades Rd as per Subdivision Regulation Section 5A – Boundary Line Adjustments.

Representing Pilgrim Camp Inc. is Alexandria Finocchio from Bartlett Pontiff Stewarts and Rhodes PC. Ms. Finocchio explained that Pilgrim Camp is looking for a boundary line adjustment to correct encroachments that had occurred prior to a survey being completed. The modifications being proposed are to convey 4,998 square feet from tax map # 39.1-1-15. She noted that the APA confirmed the application in non-jurisdictional, unless the BLA was merging into more than one deed.

Mr. Mullins asked how it occurred that the cabin was built on the boundary line. Ms. Finocchio does not know the history. Mr. Iasevoli asked who initiated the encroachment. Ms. Finocchio responded that was not sure, but both property owners

are looking to rectify the issue.

Ms. Fuerst pointed out that a field inspection confirms that the subject parcel is not crossed by utility lines. However, a guy anchor is situated on or in proximity to the subject parcel and needs to be included on the survey before any adjustments are made. Ms. Finocchio confirmed with Ms. Fuerst if they would like to see the utility easement on the survey. Ms. Fuerst added that the board needs to see each individual deed, including the deeds from the two properties being merged and the new proposed deed.

Mr. Mullins asked exactly where the guide anchor is, which Ms. Fuerst pointed this out on the current survey.

Mr. Mullins explained that a BLA does not require a public hearing and asked for a motion to waive it. Ms. Fuerst made a motion to waive public hearing and Mr. Iasevoli seconded it.

Mr. Mullins asked the board if the application was complete, apart from the guide anchor needing to be noted on the survey.

Ms. Fuerst raised a concern about Note #2 on the survey, which reads, "Subject to all applicable easements and restrictions of record." She stated that any deed restrictions and easements need to be clearly noted on the map. Ms. Finocchio agreed that the surveyor could add these.

Ms. Fuerst stated that the board can deem the application complete with exception to needing the following conditions:

- Deed description for the Marcia Baum Trust, incorporating the current deed of record and the BLA parcel description.
- Deed description for Pilgrim Camp, Inc., utilizing their current deed of record and subtracting the BLA parcel description.
- Notation of the guy anchor shown on the survey map.
- Notation of any easements and restrictions of record on the survey.

Ms. Finocchio confirmed these conditions and agreed to provide the materials.

A motion was made by Mr. Smith to deem the application complete with the stated conditions, and Mr. Iasevoli seconded. ALL ayes.

Ms. Finocchio asked if there is a deadline for submission or if another meeting is required.

Mr. Mullins responded that no additional meeting or strict deadline is necessary; documents should be submitted to the clerk as soon as is reasonably possible. The clerk will notify the board once the materials are received.

Mr. Mullins asked for a motion to approve the application with conditions. Mr. Fuerst made the motion, Mr. Iasevoli seconded it. Motion carried unanimously.

Mr. Smith made a motion to close the meeting and Ms. Fuerst seconded it. Motion carried.

Meeting Adjourned at 6:35.

Next meeting: September 17, 2025

DRAFT