

Board Members Present:

__ Bill McGhie, Chairperson
__ Dan Freebern, Vice-Chairperson
__ William Siegle
__ Joe Turcotte
__ Georgia McMeekin

Others Present: Jim Steen, Zoning Administrator, Bob Olson.

Meeting Called to Order: 7:00 PM

Pledge

Chairman Appoints Georgia McMeekin as voting member in absence of Mike Raymond.

Review of Minutes: Dan Freebern made a motion to accept the December 19, 2018 minutes as written. Second by Joe Turcotte. **ALL AYES.**

NEW BUSINESS:

File 2019-01 BLA
Tax Map #1: 56.5-1-1
Cynthia F. Gensheimer Living Trust
7711 State Route 8
Brant Lake, NY 12815
Tax Map #2: 56.5-1-2
Abigail Ford, Benjamin Lewit, Phoebe Olhava
7721 State Route 8
Brant Lake, NY 12815

Requesting a Boundary Line Adjustment in order to remove an existing ROW, provide kayak and boat space for Parcel 2 and ensure septic on Parcel 2 does not encroach on Parcel 1.

There was no one at the meeting to address this Boundary Line Adjustment from either party; however, Jim Steen, Zoning Administrator addressed the Board regarding the application for the Boundary Line Adjustment. Jim stated that Mr. Gensheimer is in Colorado and the others are in Florida. Jim showed the Board members the survey map and where the boundary lines will be shifted to if approved. They each have 100' of road frontage and each has 1.3 acres of property. The parcel 2, tax map # 56.5-1-2 septic straddles the boundary line of parcel 1, tax map # 56.5-1-1. So moving the line would allow the septic area to not encroach on parcel 1.

Georgia McMeekin asked if these homes are the brown houses owned now by Bob and Joan Lewit.

Zoning Administrator Jim Steen responded that yes he thinks so but he will check.

Georgia McMeekin asked Zoning Administrator Jim Steen if he could print out an aerial view of the homes.

Zoning Administrator responded yes and he would print them out right now for the Board members. He passed the printed aerial views to the Board members.

Discussion ensued regarding the homes in question. They discussed the sizes of the properties, driveways, storage for parcel 2, tax map # 56.5-1-2. After discussing the aerial pictures it was determined that it was the Denker house was just sold to the Gensheimer's recently. The Board members then knew exactly where the parcel was located.

Chairperson Bill McGhie asked if both house have septic systems.

Zoning Administrator Jim Steen stated that they do; however right now there is no proposed construction planned.

Dan Freebern asked if they did have to install a septic by moving the Boundary Line they would be able to install a new septic.

Zoning Administrator Jim Steen stated that is correct.

Georgia McMeekin stated that she sees clearing going on at parcel 1, tax map # 56.5-1-1.

Zoning Administrator Jim Steen stated that yes, he knows the clearing is being done in order for a garage to be constructed on the Gensheimer's property and he has spoken with Mr. Gensheimer regarding the zoning regulations for building a garage.

Chairperson Bill McGhie asked if the house on parcel 2, tax map # 56.5-1-2 not complete and is it close to the lake.

Zoning Administrator Jim Steen stated that the house on parcel 2 is complete just not shown on the survey as a complete house and yes it is close to the lake.

Georgia McMeekin asked if there is only one person out of the four representing all the applicants and does the applicant have anyone representing him that was supposed to be here?

Zoning Administrator Jim Steen stated that yes Mr. Gensheimer is representing the other applicants and has no representative for all of them that was supposed to be here tonight.

Zoning Administrator Jim Steen stated that this a textbook Boundary Line Adjustment.

Dan Freebern agreed and stated that it is a win/win for all the applicants.

Bill Siegle agreed that it is a pretty straight forward request for a Boundary Line Adjustment.

Georgia McMeekin asked if when Mr. Gensheimer moves the Boundary line and builds a garage would he meet the setbacks.

Zoning Administrator Jim Steen stated yes and Mr. Gensheimer has been given the setback requirements.

Georgia McMeekin thinks that the easement should be shown on the current survey.

The Board members discussed that idea and decided that would not be necessary. They are just granting a Boundary Line Adjustment and it is not really an easement but an agreement that will be taken care of between the owners.

Zoning Administrator Jim Steen told the Board members that a Public Hearing is not necessary for a Boundary Line adjustment and that if they wanted to act on the application tonight they could.

Chairperson Bill McGhie went over the SEQR form with the Board members.

Joe Turcotte made a motion that the Board determined this is an unlisted action and the Board decided to conduct an uncoordinated review and being no significant environmental impacts will occur the Board adopted a SEQR negative declaration. Second by Georgia McMeekin. **ALL AYES.**

Being no further questions or discussion Georgia McMeekin made a motion to deem the application complete and waive the Public Hearing. Second by Bill Siegle. **ALL AYES.**

Dan Freebern made a motion to approve the Boundary Line Adjustment for Tax Map #'s: 56.5-1-1 and 56.5-1-2. Second by Georgia McMeekin. **ALL AYES.**

PUBLIC HEARING: **File2018-03 CU/SPR**
 Tax Map # 122.-3-3 and 122.-3-2
 95 Riding Hy Ranch Road

Requesting a Conditional Use and Site Plan Review to remove an existing rental house and replace with a Tourist Accommodation connected to the Main Lodge.

The applicant called the Zoning Office during the week and asked that the proposed Conditional Use and Site Plan Review be tabled until the February 20, 2019 Planning Board meeting.

Georgia McMeekin made a motion to open the Public Hearing. Second by Bill Siegle. **ALL AYES.**

There were no members of the Public there to comment or question the application so Georgia McMeekin made a motion to keep the Public Hearing open until they receive pending classification information from the APA on Class A or Class B. Second by Bill Siegle. **ALL AYES.**

UNFINISHED BUSINESS: **File 2018-01 BLA (Tabled until survey is prepared and submitted)**
 Tax Map # 122.-3-3 and 122.-3-2
 95 Riding Hy Ranch Road

Requesting a Boundary Line Adjustment in order to remove the need for a side line setback variance for the new structure.

The applicant called the Zoning Office during the week and asked that the proposed Boundary Line Adjustment be tabled until he has the survey prepared.

Reminder: Saratoga County Planning and Zoning Conference on February 6, 2019. Registration forms due by tonight.

Correspondence:

Public Comments: NONE

Board Member Comments: NONE

Being no further questions or comments Georgia McMeekin made a motion to adjourn. Second by Bill Siegle.
ALL AYES.

Meeting adjourned: 7:50 pm

Next Meeting: February 20, 2019

Respectfully Submitted,
Terri Katsch, Secretary