

Board Members Present:

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

Others Present: Town Legal Counsel Justin Grassi, Jim Steen, Zoning Administrator, Bob Olson, Greg and Patricia Sella, Tim Beadnell and Steve Mullins.

Meeting Called to Order: 7:00 PM

Pledge

Review of Minutes: Bill Siegle made a motion to accept the January 16, 2019 minutes as written. Second by Joe Turcotte. **ALL AYES.**

NEW BUSINESS:

File # 20.10-1-8
Tax Map # 20.10-1-8
Greg and Patricia Sella
13 Redwing Drive
Adirondack, NY

Requesting a change of conditions due to hardship on the approval of File 2017-02 CU. Resolved, the Planning Board approved the CU Permit with the following condition # 3. The number of trees to be planted will be 22 hemlocks to screen the full length of the back of the building extending 25' on Church Street side not to interfere with site distance.

Greg Sella was present and spoke to the Board about the request to change condition # 3 regarding trees to be planted. He further stated that he is asking the Planning Board for a change of the condition due to hardship. Early in the building process he was contacted by Supervisor Matt Simpson and he stressed how important it was to not allow any erosion to occur into the county drainage ditch and holding tank behind my building both during construction and after. Matt Simpson explained that the town is responsible for cleaning out the tank. So after consulting with Fred Bolman (the excavator on the project) he suggested that we put a layer of river rock from the rear of the building down and into this ditch for the entire length of the building. The difficulties due to the steep grade, the river rock and the lack of room between the building and this ditch, the tree planting would be extremely problematic as the trees would have a difficult time surviving trying to grow in rocks. The roof off loads the rain and snow along the back as well. The snow coming off the roof would destroy the trees along that area. He is asking that he not have to plant the trees in the back of the building and only on the Church Street side. The trees on the Church Street side will be planted in the spring. Greg Sella stated that he included pictures for the board to view in order to see what the building looks like at the current time. He also stated that his neighbor Eric Harpp submitted a letter stating that he has no problem with the way the back of the building looks now without the trees. He would prefer that no trees be planted along the back of the building.

Chairperson Bill McGhie asked if there is any material under those river rocks in the back of the building.

Greg Sella stated that he is not sure and would have to check with Fred Bolman who did the work.

Chairperson Bill McGhie asked Greg Sella when he plans on planting the trees.

Greg Sella stated this spring (2019).

Chairperson Bill McGhie asked how big the trees will be.

Greg Sella stated they will be at least six feet tall.

Chairperson Bill McGhie asked how many trees will be planted.

Greg Sella stated about one every eight (8) feet to ten (10) feet so at least ten (10) to twelve (12) trees along the Church Street side.

Dan Freebern asked if the trees will completely block the building and will they be on the upper or lower level and how far out are you going to plant the trees.

A discussion ensued regarding planting the trees on the upper or lower level. Dan Freebern thinks the trees should be planted on the upper level and he asked if the other Board members had a preference for location of the planted trees. Chairperson Bill McGhie and Bill Siegle thinks that the trees should be planted on the lower level.

Chairperson Bill McGhie does not think that the building can be completely blocked off.

Greg Sella stated that he could put a marker on a stick between the General Store and the site of his building to see if the trees would block the building and the Board members can come out and look at the site and make a judgement.

The Board members agreed with the idea to go out and inspect the site in order to make a judgement.

Dan Freebern asked Greg Sella where his boundary line is at the back of the building.

Greg Sella responded that it is at the center line of the pipe that runs behind the building.

Attorney Justin Grassi stated that this a new application to deem complete and hold a Public Hearing and the Board can change the conditions required when voted on after the Public Hearing.

Dan Freebern stated that he just does not know what the options are for planting in the back of the building.

Chairperson Bill McGhie stated that trees might not be able to be planted in the back due to the pipe that is in the way.

Joe Turcotte stated that he thinks the Board should have a planting plan to look at and discuss making new conditions on the plantings at the next Public Hearing.

Being no further discussions or questions Dan Freebern made a motion to deem the application complete and schedule a Public Hearing for March 20, 2019. Second by Bill Siegle. **ALL AYES.**

Chairperson Bill McGhie stated that the Public Hearing for Ridin-Hy is still open and the Board will now continue addressing the application.

PUBLIC HEARING: **File 2018-03 CU/SPR**
 Tax Map # 122.-3-3 and 122.-3-2
 Ridin-Hy Ranch
 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.

Tim Beadnell gave a little review of the proposed project and he stated that they had the fire in October 2017 lost the main lodge at that time and they went to the permitting process. When they rebuilt the Lodge after the fire because of the new codes and ADA requirements they had to take 8 rooms out of the main lodge in order to stay on the old Lodge footprint. The purpose of the new building is to replace 8 rooms lost in the new lodge construction. To build this new building we will need to remove an existing 5 bedroom house, so we will be losing an additional 5 rooms. The new building will be connected to the Main Lodge through a hallway. Tim Beadnell showed the Board members the map of where the new building will go. The connector building houses the sprinkler tank that was required to put in and the diesel fire pump that was required to be put in. It already has a zoning compliance for the connector building. The new structure would be 79'.7" from the lake. Normally, a 75' shoreline setback is required, however, for Tourist Accommodations the shoreline setback is 100'. He had to file a JIF with the APA after the variance was submitted and received information back from the APA indicating this is a non-jurisdictional Class B project and no need for an APA permit. The current building to be removed is on a separate lot so they will have to do a Boundary Line Adjustment to accommodate the new building. We will be demolishing a building that is 52 feet from the lake now so will be increasing the distance from the shoreline with the new building versus the existing structure they want to remove. Tim Beadnell showed the Board members the renderings of the new building with the proposed rooms and a photo of the main lodge that was built. It will be tied to this building and will blend in nicely with the landscape around it. It will have the same accents as the Lodge building and tie in nicely with the landscape around it. There has been no negative feedback for this proposed project from any of the neighbors. The NYS Department of Health will be giving approval for the septic.

Chairperson Bill McGhie asked about lighting on the new building.

Tim Beadnell responded they will have outdoor down facing lighting with yellow light bulbs.

Chairperson Bill McGhie asked if the lighting will be visible to the neighbors.

Tim Beadnell showed the Board members an overview of the Lodge, buildings and property. He stated that they do not have extensive lighting at the ranch and they are not bright lights. Most people will be traveling from the lodge to the new building through the inside. The newer building has less glass which reduces the visual impact of any lighting.

Joe Turcotte stated that he has been at the ranch and he thinks this is a natural next step for the resort.

Bill Siegle stated that he thinks this is well maintained and very well done.

Being no further questions Bill Siegle made a motion to close the Public Hearing. Second by Dan Freebern. **ALL AYES.**

Town Legal Counsel Justin Grassi went over the SEQR form with the Board members.

Chairperson Bill McGhie made a motion that this is an Unlisted SEQR action and declare a negative SEQR declaration with there being no significant environmental impacts. Second by Bill Siegle. **ALL AYES.**

Being no further questions or comments Dan Freebern made a motion to approve the Conditional Use/Site Plan for File 2018-03 CU/SPR, Tax Map # 122.-3-3 and 122.-3-2 to remove an existing rental house and replace with a Tourist Accommodation connected to the Main Lodge. Second by Bill Siegle. **ALL AYES.**

UNFINISHED BUSINESS: **File2018-01 BLA**
 Tax Map # 122.-3-3 and 122.-3-2
 Ridin-Hy Ranch
 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.

Tim Beadnell showed the Board members the new survey map and where the old building that is coming down is located and where the new Boundary Line will be located. Tim Beadnell stated that on 122-3-2 there is about 84.8 acres and after taking about 1 acre out of that parcel the remaining acreage will be 83.8 acres. They are both very large parcels.

Joe Turcotte asked if Tim Beadnell owned both properties.

Tim Beadnell responded yes he owns both properties.

Zoning Administrator Jim Steen stated there is no issue with the shoreline, lot width, road frontage, density or acreage and this is a straightforward Boundary Line Adjustment.

Dan Freebern stated that he agrees with Jim Steen, Zoning Administrator said and is pretty straightforward and accomplished what needs to be done with minimal disturbance.

The Board members all agreed.

Being no further questions or comments Dan Freebern made a motion to approve the Boundary Line Adjustment. Second by Bill Siegle. **ALL AYES.**

Chairperson Bill McGhie asked Town Legal Counsel Justin Grassi his opinion on what Boards can do to rectify an approval or condition in the future. The Board members discussed the different options that could be applied.

Reminder: NONE

Correspondence: NONE

Public Comments: NONE

Board Member Comments: NONE

Being no further questions or comments Bill Siegle made a motion to adjourn the meeting. Second by Joe Turcotte.
ALL AYES.

Meeting adjourned: 8:05 pm

Next Meeting: March 20, 2019

Respectfully Submitted,
Terri Katsch, Secretary