

Board Members Present:

__ Bill McGhie, Chairperson
__ William Siegle
__ Joe Turcotte
__ Steve Mullins

Others Present: Jim Steen, Zoning Administrator, Bob Olson, Greg and Patricia Sella, Patrick Magee, Gary Muller, Dean and Peggy Munson, Roger Houck.

Meeting Called to Order: 7:00 PM

Pledge

Review of Minutes: Joe Turcotte made a motion to accept the February 20, 2019 minutes as written. Second by Bill Siegle. **ALL AYES.**

NEW BUSINESS:

File 2019-02 BLA
Tax Map # 39.-1-17.2 Property # 1
Thomas and Therese Doherty
8019 State Route 8
Brant Lake, NY 12815

Tax Map # 39.14-1-11 Property # 2
Stephan Stark
7997 Sate Route 8
Brant Lake, NY 12815

Requesting a Boundary Line Adjustment from Doherty to the Stark

Patrick Magee did the survey for Stephan Stark and Thomas and Therese Doherty and he was there to speak on behalf of the Starks. The Starks currently have only 4/10ths of an acre and therefore do not have enough room for a new septic which is why Thomas Doherty and Stephan Stark came up with this Boundary Line Adjustment idea. After the Boundary Line Adjustment the Stark property which is currently non-conforming will still be non-conforming and the Doherty property which is currently conforming will still be conforming. After the Boundary Line Adjustment the Stark's property will increase to 1.29 acres.

Joe Turcotte asked where Stephan Stark is putting his new septic.

Patrick Magee stated out by the old property line and showed the location on the map presented to the Board members. Patrick also stated that the system is being designed by Hutchins Engineering and they have done all of the preliminary design.

Steve Mullins asked about the perk tests.

Patrick Magee stated that the Town requires a licensed engineer to design septic systems.

Town Zoning Administrator Jim Steen stated that he issues the septic permit after completion and inspection by the engineer that the system was installed according to the plans presented.

Zoning Administrator Jim Steen passed out an overview print out of the properties involved in order for the Board members to get a better idea of where the properties are located.

Chairperson Bill McGhie asked if there are wetlands involved.

Zoning Administrator Jim Steen stated that he does not believe the Boundary Line Adjustment involves the wetlands. He stated that the Planning Board can ask for the applicant to get a JIF before approval or approve the BLA and condition it on an APA JIF being completed or an APA permit issued.

Zoning Administrator Jim Steen also stated that there are no issues with road frontage or density and the larger lot will still be conforming even after the reductions.

Bill Siegle stated that it seems clear as a Boundary Line Adjustment but it is impossible to tell if the wetlands would be involved with the Boundary Line Adjustment.

Joe Turcotte stated that the wetlands are well off the boundary line that is to be adjusted.

Being no further questions or comments Joe Turcotte made a motion to deem the application complete and waive the need for a Public Hearing. Second by Bill Siegle. **ALL AYES.**

Chairman Bill McGhie asked the Board members if they wanted to discuss anything else and how to approach the approval. They discussed conditions be put on the approval. The Board members all agreed this is a pretty cut and dry Boundary Line Adjustment application.

Being no further questions or comments Joe Turcotte made a motion to approve the Boundary Line Adjustment with the condition that the applicant apply for a JIF from the APA and approval will be based on either receipt of a non-jurisdictional letter from the APA or a permit from the APA be issued. The Zoning Office will be advised of the outcome from the APA and after receipt the maps can then be signed by the Chairman of the Planning Board. Second by Bill Siegle. **ALL AYES.**

NEW BUSINESS:

File 2018-03 BLA
Tax Map # 39.-1-17.2 Property # 1
Thomas and Therese Doherty
8019 State Route 8
Brant Lake, NY 12815

File 2018-03 BLA
Tax Map 39.14-1-9 Property # 2
Roger and Melanie Houck
7987 State Route 8
Brant Lake, NY 12815

Requesting a BLA from Doherty to Houck

Patrick Magee was there along with applicant Roger Houck to speak about the requested Boundary Line Adjustment. Roger has a 0.44 acre non-conforming lot that will increase to 1.29 acre non-conforming lot in order to gain a little more property for a garage.

Roger Houck stated that even after the Boundary Line adjustment the parcel will be non-conforming; however, it will make his setbacks more conforming and give him the opportunity to build a garage.

Chairperson Bill McGhie asked if there are any questions.

Steve Mullins asked where the garage will be placed.

Roger Houck showed the Board members exactly where the garage will be placed on the map that was presented to the Board members.

Patrick Magee stated he does not believe there are any wetlands there but he is not sure.

Zoning Administrator Jim Steen stated the wetlands are located on the rear of the Doherty property.

Being no further questions or comments Joe Turcotte made a motion to deem the application complete. Second by Bill Siegle. **ALL AYES.**

Chairperson Bill McGhie stated that a Public Hearing is not needed on this request for the Boundary Line Adjustment.

Being no further questions or comments Bill Siegle made a motion to approve the Boundary Line Adjustment with the condition that the applicant apply for a JIF from the APA and when a non-jurisdictional letter or permit from the APA is received the maps can be signed. Second by Steve Mullins. **ALL AYES.**

NEW BUSINESS:

File 2019-04 BLA

Tax Map # 122.12-3-5 Property # 1

Guy Cihl
62 Bridle Lane

Tax Map 122.12-3-6 Property # 2

Guy Cihl
58 Bridle Lane

Requesting a BLA from Cihl to Cihl to move storage shed onto lot 2.

Guy Cihl was present to speak about his Boundary Line Adjustment. He is doing an equal swap of land and he owns both pieces of land. There are no wetlands involved and no waterfront involved. The reason he wants to give some property to the smaller piece is to be able to have a proper septic system installed and needs to be 100' from the well on that property. By doing this it gives the smaller property more space to be able to be 100' away from the well.

Steve Mullins asked where the leach field will be located.

Guy Cihl showed the Board members on the map where the leach field will be located.

Chairperson Bill McGhie asked if the parcel has road frontage with access to the lot.

Guy Cihl responded yes the parcel has the necessary road frontage with access.

Chairperson Bill McGhie asked if the Board members understand what is being done with these two parcels and if there are any questions.

Steve Mullins stated that this will be an equal swap and gives more room for the septic field without being too close to the lake. It is a pretty straight forward request. It makes sense.

Joe Turcotte stated that this enables the septic to be moved away from the water and the well which makes a lot of sense.

Being no further comments or questions Bill Siegle make a motion to deem the application complete and waive the Public Hearing. Second by Steve Mullins. **ALL AYES.**

The Board members had a further discussion in which they all agreed that this will improve the separation distance of the well and septic and it will be an equal swap of land. They all agreed it is a good request.

Being no further discussion Bill Siegle made a motion to approve the Boundary Line Adjustment. Second by Joe Turcotte. **ALL AYES.**

PUBLIC HEARING: **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 refreshed the Board's memory about the request to change condition # 3 regarding trees to be planted. He 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 Supervisor Simpson 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. He would be planting the trees on the Church Street side this spring 2019. Greg Sella stated that he included new pictures for the board to view in order to see where the trees on the side of the building will be planted. He also stated that his neighbor Eric Harpp has no problem with the way the back of the building looks now without the trees.

Joe Turcotte asked Greg Sella when the trees will be planted.

Greg Sella responded the trees will be planted now, spring 2019 as soon as the snow is gone.

Joe Turcotte asked where on the side of the building they will be planted.

Greg Sella responded they will be planted on the lower level from the marker on the side of the building to the rear of the side of the building.

Steve Mullins asked what types of trees will be planted.

Greg Sella responded hemlocks.

Chairperson Bill McGhie thinks that the building can be completely blocked off and would hide the building from the Adirondack General Store and there is still a good site line to the corner of the road.

Chairperson Bill McGhie asked how far apart the trees will be planted. Greg Sella stated he will plant them 10' apart.

Chairperson Bill McGhie asked if Greg Sella would stagger the plantings.

Greg Sella responded yes.

Chairperson Bill McGhie stated he wants to see the trees planted this year and if any tree dies Greg Sella will replace it.

Joe Turcotte stated he would like a board review in one year, next April 2020.

Steve Mullins asked how big the trees will be and if they will be seedlings.

Greg Sella stated they will be at least six feet (6') tall. Greg Sella stated that he will plant one tree every ten (10') feet and would stagger them to hide the building.

Chairperson Bill McGhie stated we received the Warren County Planning Review and they find that the project will not create any significant municipal or county-wide impacts.

Chairperson Bill McGhie stated that the trees being staggered will hide the building nicely especially once they fill in.

Being no further questions or comments Joe Turcotte made a motion to close the Public Hearing. Second by Steve Mullins. **ALL AYES.**

Chairperson Bill McGhie stated that they know where the trees will be planted, that they will be staggered every ten feet. They will be replaced if any die and they know the site line on the plantings.

Being no further questions or comments Joe Turcotte made a motion to approve the request to change condition # 3 from the previous approval of File 2017-02 CU that required 22 trees be planted along the back and side of the building. The new conditions will be planting hemlocks about six feet (6') tall, planted 10' apart and be staggered along the side of the building from the current post to the rear corner of the building along the side. If any of the trees die Greg Sella will replace them. There will be no charge to the applicant at the one year review of the plantings.

The plantings will be reviewed by the Board members and discussed at the April 2020 meeting. At that time if the applicant needs to appear again before the Board the applicant will be notified. Second by Bill Siegle. **ALL AYES.**

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: 7:55 pm

Next Meeting: ~~April 17, 2019~~

Respectfully Submitted,
Terri Katsch, Secretary