

Board Members Present:

___ Bill McGhie, Chairperson
___ Dan Freebern,
___ William Siegle
___ Steve Mullins
___ Barbara French
___ David Iasevoli, Alternate # 1

Others Present: Dave Boucher, Beverly Boucher, Zoning Administrator Jim Steen and Bob Olson,

Meeting Called to Order: 7:00 PM

Pledge

Review of Minutes: Vice-Chairperson Dan Freebern made a motion to accept the October 16, 2019 minutes as written. Second Barbara French. **ALL AYES.**

NEW BUSINESS:

File # 2020-01
Tax Map # 72.-1-21.1
David and Beverly Boucher
389 Grassville Road
Brant Lake, NY 12815

Requesting a Site Plan Review from **Section 8.21** – New Principal Building on same lot (A.K.A. Subdivision into sites).

Zoning Administrator Jim Steen stated that this is the first time this **Section 8.21** of the Zoning Law has been invoked in Town. This was duly added to our regulations back in 2016 as suggested by the APA. This allows a second principal building on the same lot without having to do a Subdivision to create a second lot. Now property owners are allowed to put a second principal building on the same property provided they have enough acreage. The APA calls this subdivision into sites. You are creating a site for a second house that requires Planning Board approval. It must meet all the provisions of **Section 8.21** for approval. The only thing we don't have is engineering for the septic system because of the snow. If the engineer determines a septic system cannot be installed in the general location as proposed then the Zoning Administrator would not issue a Zoning Compliance Certificate for the applicant and the Planning Board does not have to make this a condition of approval. They do plan on putting in a driveway off the existing right-of-way. The maximum grade shall not exceed 12%. This area is very flat so that is not an issue at all. There is plenty of room for a turn around and plenty of parking. This existing home is on the top of the property which is a 70 acre lot and the new building will not be near the existing one. The separation distances are satisfactory. This is the perfect thing to do for this application invoking this section of the code.

Chairperson Bill McGhie asked if the well has to be setback from the road.

Zoning Administrator Jim Steen stated no because that will be determined by the engineer when he decides where the septic will be placed. If there is an issue with the soils and the engineer would not be able to install then the Zoning Administrator would not issue a Zoning Compliance Certificate.

Bill McGhie stated it looks like there is plenty of land for this requested home to be placed on the property.

Steve Mullins stated the property looks flat and he suspects the soil is very sandy so a perc test won't be an issue.

Steve Mullins also asked if the house will be setback 60' from the center line of the road.

Zoning Administrator Jim Steen stated yes it is 60' from the center line of the road. If it cannot meet that setback then they would have to go to the Zoning Board for a variance.

Bill Siegle asked Zoning Administrator Jim Steen how far the driveway on the camp goes back and Zoning Administrator Jim Steen showed Bill Siegle on the map that was submitted with the application how far the camp road goes into the property.

David Boucher stated that his daughter is going to move down from Moriah to help with the camp and they want a place for her to live. She currently has the trailer up in Moriah and they are moving it down to the camp property. It is a brand new trailer. The property will never be subdivided and this property will always stay a camp and they want to keep it in the family. She will be living there year round.

Vice-Chairperson Dan Freebern stated that this sounds like the ideal application for this **Section 8.21** use.

Zoning Administrator Jim Steen stated you could not have created a better regulation to deal with this type of situation.

Chairperson Bill McGhie stated that the driveway will be wide enough as well as the right-of-way.

Being no further comments or questions Vice-Chairperson Dan Freebern made a motion to deem the application complete. Second by Bill Siegle. **ALL AYES.**

Under **Section 8.21** – New Principal Buildings on the Same Lot (a.k.a. Subdivision into sites) and the following regulations will be met with this application.

- A. Access.
 1. A right of way must be provided for access to each principal building. Right of Way must not be less than 20 feet wide with a roadway width of 12 feet. If such roadway terminates without connecting to a public road or highway, a properly designed turnaround shall be provided.
 2. Maximum grade of such access roadway shall not exceed 12%.
 3. Dead-end access roadways greater than 200 feet shall terminate in a turnaround.
 4. Parking shall be provided on the site in accordance with Section 8.23 of this Local Law.
- B. Setbacks must be met in accordance with the zoning district in which the lot is located.
- C. The new principal building shall comply with the intensity requirements in the zoning district in which they are located.

As based on the previous discussions the Planning Board decided to approve this application for a Site Plan Review. Vice-Chairperson Dan Freebern made a motion to approve the application for Site Plan Review. Second by Bill Siegle. **ALL AYES.**

Reminder:

Correspondence:

Public Comments: Zoning Administrator Jim Steen advised the Board that he is leaving his position and that Scott Olson will now be the new Zoning Administrator. Jim stated that it has been a pleasure working with everyone. He

will be around and once in a while will pop in to say hello.

Bob Olson also told the Board members that he would be stepping down from his appointment to the Planning, Community/Economic Development, Zoning, Real Property Assessment, Data Processing Committee, because now that Scott Olson has been appointed Zoning Administrator he has a conflict of interest. He stated it has been a pleasure to be at the Land Use Boards meetings and representing their interest to the Town Board. A new person will be appointed to the Committee at the Town Board meeting tomorrow night. He will miss all of the Board members and it has been a pleasure to work with all of the members over the years.

Board Member Comments: The Board members expressed their thanks and how it has been such a pleasure working with Zoning Administrator Jim Steen. They will miss his presence at the meetings and his expertise. They are sorry to see him go.

Chairperson Bill McGhie stated that Bob has been a great help to the Boards and he is much appreciated for everything he has done for the Boards. All of the Board members expressed their gratitude as well.

Being no further questions or comments Bill Siegle made a motion to adjourn. Second by Dan Feebern. **ALL AYES.**

Meeting adjourned: 7:20 pm

Next Meeting: March 18, 2020

Respectfully Submitted,
Terri Katsch, Secretary