

Board Members Present:

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

Others Present: Attorney Rob Simon, Dave House and Zoning Administrator Scott Olson.

Meeting Called to Order: 7:00 PM

Pledge

Review of Minutes: Bill Siegle made a motion to accept the July 15, 2020 minutes as corrected. Second by Steve Mullins. **ALL AYES.**

NEW BUSINESS: **File # 2020-01 BLA-
Tax Map # 88.14-1-6.1 and Tax Map # 88.14-1-13**
Craig D. House
6446 State Route 8
Brant Lake, NY 12815
Benny Newton
State Route 8
Brant Lake, NY 12815

Requesting a Boundary Line Adjustment

Attorney Rob Simon representing Craig D. House stated that they are requesting a simple Boundary Line Adjustment of approximately 1/10th of an acre on Benny Newton's property to Craig D. House property in order for Mr. House to make enough room for an addition on his property. The property is located in the Industrial Zone in the Hamlet.

Steve Mullins asked if there is anything on the property to be given to Mr. House.

Attorney Rob Simon stated no it is a vacant piece of the parcel.

Chairperson Bill McGhie asked in what zone the properties are located.

Attorney Rob Simon responded that the properties are in a split zone. Parts of each of the properties are located in the CR 20,000 Zone and the Industrial Zone.

Chairperson Bill McGhie asked if anyone had any questions.

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

Chairperson Bill McGhie stated that the Board can waive the need for a Public Hearing and asked the Board members for a motion to waive.

Bill Siegle made a motion to waive the Public Hearing and second by Steve Mullins. **ALL AYES.**

Being no further discussion was needed; Vice-Chairperson Dan Freebern made a motion to approve the Boundary Line Adjustment for **File # 2020-01 BLA**. Second by Bill Siegle. **ALL AYES.**

NEW BUSINESS: **File # 2020-01 SD**
 Tax Map # 88.14-1-6.1
 Craig D. House
 6446 State Route 8
 Brant Lake, NY 12815

Requesting a two lot Subdivision

Attorney Rob Simon representing Craig D. House stated that he is requesting to subdivide part of his property and keep the home on its own separate piece of the property in order to sell the home. The other piece is the business property.

Chairperson Bill McGhie asked if there will be additional buildings, septic systems or well going in on this piece of property.

Attorney Rob Simon responded no additional buildings and each piece of property has their own septic and well. The home will retain the 100 feet of road frontage necessary and has its own driveway. The other piece has the business parcel that has a 6,000 square foot warehouse building and a couple of sheds with access via an easement.

Steve Mullins asked if the easement is in place now.

Attorney Rob Simon stated that the easement is in place now.

Vice-Chairperson Dan Freebern asked about the easement being conveyed during the Subdivision because on the map it states that the easement is to be conveyed.

Attorney Rob Simon stated that the easement is conveyed now because that is being used currently to access the business property and he will make sure that the easement is conveyed on paper during the Subdivision.

Chairperson Bill McGhie stated that this proposed Subdivision will need a Public Hearing.

Attorney Rob Simon stated that he will make sure to have the easement conveyed prior to the Public Hearing.

Steve Mullins asked about the earthen driveway and will it be abandoned during the Subdivision.

Dave House stated that the earthen driveway is never used and it is just a path through the woods. There is a small shed located near the path that is not used and it will go with the business property.

Steve Mullins asked about the gradient of the property from the road back to the warehouse shop.

Dave House responded that the shop is way up above the house. The shop is higher than the house. The road drops at one point and then comes right back up to the shop.

Chairperson Bill McGhie asked about the underground utility to be conveyed.

Attorney Rob Simon stated that he cannot convey the underground utility because it is on his own property. What the Board can do is make that a condition of the approval.

Being no further questions Vice-Chairperson Dan Freebern made a motion to deem the application for **File # 2020-01 SD** complete and set a Public Hearing on September 16, 2020. Second by Bill Siegle. **ALL AYES.**

Being no further comments from the Board members Vice-Chairperson Dan Freebern made a motion to adjourn the meeting. Second by Bill Siegle. **ALL AYES.**

Reminder: We will check with Leah Everhart if a SEQR is needed for this application.

Correspondence: None

Public Comments: None

Board Member Comments: None

Meeting adjourned: 7:25 pm

Next Meeting: September 16, 2020

Respectfully Submitted,
Terri Katsch, Secretary