

**Board Members Present:**

\_\_\_ Bill McGhie, Chair  
\_\_\_ Dan Freebern, Vice-Chair  
\_\_\_ William Siegle  
\_\_\_ Steve Mullins  
\_\_\_ Barbara French

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

**Meeting Called to Order:** 7:00 PM

**Pledge**

**Review of Minutes:** Dan Freebern made a motion to accept the August 19, 2020 minutes as corrected. Second by Steve Mullins. **ALL AYES.**

**NEW BUSINESS:**       **File # 2020-02 BLA-**  
                              **Tax Map # 105.2-1-16**  
                              Della Feldeisen  
                              47 Summit Road  
                              Brant Lake, NY 12815  
                              **Tax Map 105.-2-1-3**  
                              Della Feldstein  
                              Bluff Lane  
                              Brant Lake, NY 12815

Jim Hayes representing Della Feldeisen spoke about the proposed Boundary Line Adjustment. He said that the house Della Feldeisen lives in is on Lot 11 and the vacant lot Della Feldeisen owns is Lot 10. He said that the leach field on the house property Lot 11, is a little over the line so she purchased Lot 10 and now owns both. What they would like to do is do a Boundary Line Adjustment to give Della part of Lot 11 to keep the leach field on her property and the other part of Lot 11 will be the new lot created. Both lots keeping the acreage and square footage the same as is now existing.

Chair Bill McGhie asked Jim Hayes if he knows where the septic tank is located.

Jim Hayes responded it is currently about 30' from the corner of the house. The leach field is over the line onto Lot 11 a bit and this will correct that issue.

Steve Mullins asked if you move the line over to the left (to the west) will that restrict any building on that lot.

Jim Hayes responded that there is at least 250' to build or you could build off Hayesburg Road as well. It slopes down towards Hayesburg Road but the level area is near the house and the cul-de-sac called Bluff Lane.

Steve Mullins asked if they sold that lot would the slope cause an issue.

Jim Hayes responded I do not believe so, no.

Being no further questions or comments Dan Freebern made a motion to deem the application complete. Second by Barbara French. **ALL AYES.**

Chair Bill McGhie stated that being this is a Boundary Line adjustment a Public Hearing is not necessary and can be waived.

Dan Freebern made a motion to waive the Public Hearing. Second by Barbara French. **ALL AYES.**

Being nothing further Dan Freebern made a motion to approve the Boundary Line Adjustment for **File # 2020-02 BLA.** Second by Barbara French. **ALL AYES.**

**PUBLIC HEARING:**       **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 called North Woods Concrete. The residential lot is 1.43 acres and the commercial lot is 4.31 acres. Access to the commercial lot is by easement and I have the easement language tonight. Will not provide for the easement for the dirt road because it is not in use. When the house is sold, they will be reserving to the commercial lot, an easement to the North Woods Concrete garage for utilities and that is marked on the lot as well.

Steve Mullins asked if the little garage on the top of the map by the road is staying with the house.

Attorney Rob Simon showed Steve Mullins the easement for the commercial garage on the map to clarify the location.

Vice-Chair Dan Freebern stated the he thinks the Board covered this pretty well last month.

Chair Bill McGhie asked about the easement for the utilities.

Attorney Rob Simon stated that the easement for the utilities cannot be granted until the house is sold.

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

Chair Bill McGhie asked the Board members if they thought any further discussion on this proposal was necessary.

Being no further questions Vice-Chairperson Dan Freebern made a motion approve the Subdivision for **File # 2020-01 SD with the following conditions:**

1. **The easement access be granted on the driveway and**
2. **Once the house is sold the utilities easement will be reserved across the house lot.** Second by Barbara French. **ALL AYES.**

Being no further comments from the Board members Steve Mullins made a motion to adjourn the meeting. Second by Barbara French. **ALL AYES.**

**Reminder:**

**Correspondence:** None

**Public Comments:** None

**Board Member Comments:** None

**Meeting adjourned:** 7:20 pm

**Next Meeting:** October 21, 2020

Respectfully Submitted,  
*Terri Katsch*, Secretary