

Present at Meeting: Vice-Chairperson Teri Schuerlein
Dan Freebern
Bill Siegle
Georgia McMeekin
Joe Turcotte

Also Present: Town Attorney Leah Everhart, Berness Bolton, Bernie Hill, Matt Steves, Town Board Member Bob Olson and Zoning Administrator James Steen.

ADENDA ITEMS: File # 2016-03 SD, Tax Map # 38-1-12
File # 2016-02 BLA, Tax Map # 38.15-1-34.1, 38.15-1-27 and 38.15-1-26
File # 2016-07 CU, Tax Map # 88.-2-2.112, 88.-2-2.113, 88.-2-2.114 and portion of 88.-2-2.111

Pledge

Vice Chairperson Teri Schuerlein called the meeting to order at 7:05 p.m.

Vice Chairperson Teri Schuerlein appointed alternate member Georgia McMeekin as a voting member in the absence of Mike Raymond and alternate member Joe Turcotte as a voting member to replace Vice-Chairperson Teri Schuerlein who was sitting in as Chairperson in the absence of Chairperson Bill McGhie.

Approval of minutes: Georgia McMeekin made a motion to approve the November 16, 2016 minutes as written. Second by Joe Turcotte. **ALL AYES.**

NEW BUSINESS: File # 2016-08 CU
Tax Map # 72.-1-59
Island Pond Corp.
7201 St. Route 8
Brant Lake, NY 12815

Seeking a Conditional Use of a 100 acre vacant parcel for a parking lot to provide extra parking to the Camp and Jimbo's.

Brandon Himhoff spoke on behalf of Island Pond Corporation regarding the parking lot proposal. The plan is for about sixty (60) parking spaces that will get the cars off the road for events that take place at the camp. The events that cause an issue are as follows: The Winter Carnival which takes place in February each year, Visiting Day and Hudson Healthwaters Benefit fundraiser. Brandon Himhoff presented a map to the Board members. They will use approximately two-thirds of an acre that is a nice flat area on the parcel. It is across from the dugout at the softball field at the camp.

Vice-Chairperson Teri Schuerlein asked how far the parking lot will be from the entrance to Jimbo's. Brandon Himhoff responded that they will make a notch through the trees and have pathways on both sides of the street. This is not a high traffic situation. Right now kids are not moved across the road for safety reasons and in the future may bring a van full of kids to the parking area for hiking.

Vice-Chairperson Teri Schuerlein asked if they envision a crosswalk. Brandon Himhoff responded that he does not want to encourage people walking across the road so there would be no crosswalk.

Joe Turcotte asked what side of the shop is that on and Brandon responded it is ½ way between the shop and the entrance. This parking lot will be set back at least sixty (60') feet from the road and the area will preserve the "woody" look. It will not be visible from the road.

Georgia McMeekin asked what type of material will be used for the parking lot and Brandon Himhoff responded it will be gravel.

Dan Freebern asked about the parking already located on the Jimbo's side of the road and why not put the proposed lot directly across from that parking lot. Dan Freebern stated that this proposed parking lot will be about 700' down the road from the entrance to the camp and he is concerned with people walking on Route 8. Brandon Himhoff responded that this lot will only be used during the day and a walkway creating another entrance into camp would create security issues. They don't want to have multiple entrances and don't want to have chain link fences so having the vegetative barrier for people walking along the street to the regular entrance is easier. This can be revised overtime and see how things go and they don't want to make a cut in the trees.

Vice-Chairperson Teri Schuerlein asked if there will be any stakes or markings out so that the Board will know where the entrance to the driveway to the parking lot is located. Brandon Himhoff stated that he can mark that off for the Board members.

Bill Siegle asked what the driveway width is and Brandon Himhoff responded thirty (30') feet wide.

Zoning Administrator Jim Steen and Town Attorney Leah Everhart discussed whether this is a class B project and Leah stated she will look into it and in the interim the Board would be able to deem the application complete if they felt all their questions had been answered.

Being no further comments or questions from the Board and based on the previous questions Dan Freebern made a motion to deem the application complete and schedule a Public Hearing for January 18, 2017. Second by Bill Siegle. **ALL AYES.**

Brandon Himhoff stated that he will not be able to attend the Public Hearing as he will be away on that date.

The Board and Brandon Himhoff discussed different meeting dates and decided to hold the Public Hearing on January 18, 2017 and if the Board has any questions they can be submitted to Brandon Himhoff prior to the Public Hearing and Brandon Himhoff stated that he could call in to the meeting if need be.

PUBLIC HEARING: **File # 2016-03 SD**
 Tax Map # 38-1-12
 Jack and Gail DeGregorio
 10 Clearwater Lake Road
 Brant Lake, NY 12815

3 Lot Subdivision

Matt Steves representing the DeGregorio's spoke to the Board. He stated that the DeGregorio's received an approval from the ZBA for a variance for a 1.43 acre undersized lot (known as Lot 2) that will be created by this subdivision. He went on to state that a portion of the larger parcel 38-1-12 on the Brant Lake side of Palisades Road will be given to the DeGregorio's parcel 38-1-26 which increase that parcel to 4.37 acres and will be known as Lot 3 (merged with 38-1-26).

The DeGregorio's are taking part of lot 38.15-1-34.1 and conveying some to the San Antonio's parcel 38.15-34.2 to increase the San Antonio holdings and a Boundary Line Adjustment will be done to San Antonio's properties, then the remaining property of 38.15-1-34.1 of the DeGregorio's property will be merged into the larger DeGregorio lot 38-1-12. The larger lot 38-1-12 was sited for a house and septic and the APA is ok with the siting and satisfied because it keeps the house away from the wetlands that are on the larger parcel.

Matt Steves went over the map explaining to the Board members the exact subdivision, mergers and Boundary Line Adjustments that will be done.

Georgia McMeekin asked if the undersized lot (lot 2) that was created is to be sold. Matt Steves responded yes the intention is to sell that lot.

A small portion of the parcel 38.15-1-34.1 that will become part of 38-1-12 owned by the DeGregorio's will be left open for a fire road that must remain according to the HOA requirement.

The DeGregorio's are taking three (3) tax parcels and after mergers, lot line adjustment and subdivision will have three (3) tax parcels. They are not creating any new tax map parcels, just cleaning it up. It will be cleaned up in the deed descriptions as well.

Matt Steves explained that the DeGregorio's Tax Map # 38.-1-12 parcel is sited for the home, septic and a well and the portion of tax map # 38.15-1-34.1 will be merged with Degregorio's tax map # 38.-1-12 to create Lot 1. There will be a Boundary Line adjustment with portions of the DeGreorio Tax Map # 38.15-1-34.1 parcel to San Antonio's Tax Map parcel 38.15-34.2 and merged with San Antonio's other property. Part of DeGregorio's parcel 38.-1-12 on the Brant Lake side will be given to DeGreogio's parcel 38-1-26 which increase that parcel to 4.37 acres and will be known as Lot 3 (after merged with 38-1-26).

Matt Steves stated that he will have a table on the final map with existing and revised parcels as well as the house, well and septic shown on the final map for parcel 38-1-12.

Zoning Administrator Jim Steen asked if this can all be done in one filing at the county and Matt Steves responded that he checked with Ron Dixon and was told by the County this can all be done in one filing.

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

UNFINISHED BUSINESS: **File # 2016-03 SD**
 Tax Map # 38-1-12
 Jack and Gail DeGregorio
 10 Clearwater Lake Road
 Brant Lake, NY 12815

3 Lot Subdivision

The Board discussed the criteria for the application for the Subdivision, mergers and Boundary Line Adjustments and Vice Chairperson Teri Schuerlein stated that the applicant has been very thorough with the presentation and has made clear to the Board the actions that will take place for the Subdivision, mergers and Boundary Line Adjustments. These actions will make the tax parcels more conforming and cleaner and there will be no new tax parcels created by this action. The deeds will match the map descriptions.

The SEQRA form was reviewed and the Board determined based on information presented and after conducting an environmental review is declaring a negative declaration finding no significant adverse environmental impact likely to occur.

Dan Freebern made a motion to adopt a SEQRA negative declaration finding no significant adverse environmental impact likely to occur. Second by William Siegel. **ALL AYES.**

After discussion of the subdivision, mergers and boundary line adjustments Joe Turcotte made a motion to approve 2016-03 SD and approve 2016-02 BLA conditioned upon the table being added to the map and the house, well and septic location on the map as well and that the table will reflect the proposed mergers both pre and post. Second by Dan Freebern. **ALL AYES.**

UNFINISHED BUSINESS: **File # 2016-02 BLA**
 Tax Map # 38.15-1-34.1, 38.15-1-27 and 38.15-1-34.2
 Jack and Gail DeGregorio
 10 Clearwater Lake Road
 Brant Lake, NY 12815

Boundary Line Adjustment

This application was approved in conjunction with File # 2016-03 SD.

PUBLIC HEARING: **File # 2016-07 CU**
 Tax Map # 88.-2-2.112, 88.-2-2.113, 88.-2-2.114 and portion of 88.-2-2.111
 Berness Bolton, Jr.
 Horicon Avenue
 Brant Lake, NY 12815

Seeking a Conditional Use of a 6.75 acre vacant parcel for commercial boat storage

Bernie Bolton asked the Board if they have any questions on this application.

Vice Chairperson Teri Schuerlein asked Bernie Bolton to briefly describe what the action will be for the proposed Conditional Use. Bernie Bolton explained that there were three existing lots, 88.-2-2.112, 88.-2-2.113 and 88.-2-2.114 that were combined into one lot and a portion of tax map # 88.-2-2.111 was merged with these lots to create on lot 2 and is seeking a Conditional Use for that created lot for commercial boat storage.

Vice-Chairperson Teri Schuerlein asked Zoning Administrator Jim Steen if it meets all the setbacks and Jim Steen responded that the lot meets all the required setbacks.

Dan Freebern asked Bernie Bolton about the 30' frontage on the map and a discussion ensued and it was determined that the 30' marking on the map was an error and Bernie Bolton will have that error corrected and give the new map to the Zoning Administrator.

Vice-Chairperson Teri Schuerlein indicated that there is plenty of frontage with trees and berms in place as needed for Conditional use approval.

TS asked if there were any questions or comments from the Board members.

Zoning Administrator Jim Steen asked a question about the location of the boats and Town Attorney Leah Everhart stated that the Board had discussed the issue at the previous meeting and the Board decided that the boats can be in any configuration on the property as long as the setbacks are met.

Town Attorney Leah Everhart reminded the Board members that the SEQRA review was performed at the meeting on November 16, 2016.

Vice-Chairperson Teri Schuerlein asked if there were any objections from the neighbors and there were no objections from neighbors on the use of this property as Commercial Boat storage.

Being the Conditional Use standards are satisfied and there are no other questions or comments Vice-Chairperson Teri Schuerlein made a motion to close the Public Hearing. Second by Dan Freebern. **ALL AYES.**

Vice-Chairperson Teri Schuerlein stated the board was now open to discussion for this project. Teri Schuerlein continued to comment that all berms are in place and there is proper road access.

Town Attorney Leah Everhart suggested that if the Board chooses to approve the proposed Conditional Use that a final map be submitted with the setbacks clearly stated and the error on the setbacks be corrected on the map.

Bernie Bolton stated he will submit the corrected map to Zoning Administrator Jim Steen.

Being no further comments or questions Bill Siegel made a motion to approve the Conditional Use application with the condition that the setbacks be corrected on the map and given to Zoning Administrator Jim Steen. Second by Dan Freebern. **ALL AYES.**

Correspondence: Vice-Chairperson Teri Schuerlein mentioned that all the Board members were given copies of the calendar schedule for the 2017 Planning Board meetings.

Comments: Town Board member Bob Olson on behalf of the Town Board extended his thanks to the Planning Board for their work and wished the Board members a Merry Christmas and Happy New Year.

Public Comments: None

Bill Siegel made a motion to adjourn the meeting. Second by Georgia McMeekin. **ALL AYES.**

Meeting adjourned: 8:25 pm

Next Meeting: January 18, 2017

Respectfully Submitted,
Terri Katsch, Secretary