

Present at Meeting: Chairperson William McGhie
Vice-Chairperson Teri Schuerlein
Dan Freebern
Bill Siegle
Joe Turcotte

Also Present: Chris McDermott, Greg Sella, Patricia Sella, Don Studler and Town Board Member Bob Olson,

ADENDA ITEMS: File # 2017- 01 SPR -Tax Map # 39.13-1-4
File # 2017-02 CU -Tax Map # 20.10-1-8
File # 2017-02 BLA - Tax Map # 89.9-1-10 and 89.9-1-9

Pledge

Chairperson William McGhie called the meeting to order at 7:00 pm

Chairperson William McGhie appointed alternate member Joe Turcotte as a voting member in the absence of Mike Raymond.

Approval of minutes: Dan Freebern made a motion to approve the February 15, 2017 minutes as written. Second by Vice-Chairperson Teri Schuerlein. **ALL AYES.**

NEW BUSINESS: File 2017- 01 SPR
Tax Map # 39.13-1-4
Chris McDermott
21 Horicon Birches Ext.
Brant Lake, NY 12815

Site Plan Review for two 100 square foot structures to be added to a 100 square foot existing structure on parcel, Section 9.40, Exemptions #3 b. (Three (3) or more structures, 100 square feet or less in size, require Site Plan Review).

Chris McDermott spoke to the Board members regarding his request for the two 100 square foot structures (stairs) to make it easier to get to the deck down near the water. The stairs are in two components, each less than 100 square ft. They will be separated from each other and the existing deck by at least 5 ft. The lot is very steep and the current switchback foot path is dangerous when wet. It has gotten dangerous getting to the deck so the stairs with a connecting flat surface area would help alleviate that problem. Roger Houck looked at the site and he suggested the stairs. Chris McDermott showed the Board members pictures in order for them to get a better idea of the steepness of the slope that leads to the existing deck.

Chairperson Bill McGhie asked Chris McDermott if the staircases would include a railing at all. Chris McDermott responded yes, there would be a railing system.

Vice-Chairperson Teri Schuerlein asked Chris McDermott if his house is located on the right side of Horicon Birches Ext. Chris McDermott responded yes that is his property. Teri agreed the property is very steep.

Chairperson Bill McGhie asked what would be underneath the stairs to prevent the water runoff and Chris McDermott responded that there is a lot of rock there now and could put more rocks to prevent the water running down the property. The rock is relatively stable now. Neither of the steps are long runs and will have a flat surface between them.

Dan Freebern asked if the stairs would be wooden or log.

Chris McDermott responded that the base would be pressure treated wood and the deck surface would be Trex decking to match what is on the deck now.

Dan Freebern asked how wide it would be. Chirs McDermott responded that it would be four (4') feet wide.

Joe Turcotte asked if the landing area is just a flat surface. Chris McDermott responded there will be no concrete just grass or crushed stone.

Dan Freebern asked if there is any particular reason not to follow the current path. Chris McDermott responded there is a lot of switchback along the old path so the stairs would not follow the path exactly.

Chairperson Bill McGhie asked if there are any other questions.

Dan Freebern stated that it sounds very reasonable to him.

Chairperson Bill McGhie stated that a Public Hearing is not necessary on this project.

Dan Freebern asked if Roger Houck will be installing the stairs.

Chris McDermott responded that yes Roger will be doing the work.

Vice-Chairperson Teri Schuerlein stated she knows the property and that it is a really steep slope. This proposed project would make it much safer to access the deck.

Dan Freebern stated it looks to be a good safe design and Roger Houck does good work so it will be done correctly.

Dan Freebern made a motion to approve the Site Plan Review application as presented. Second by Joe Turcotte. **ALL AYES.**

NEW BUSINESS:

File 2017-02 CU
Tax Map # 20.10-1-8
Greg and Patricia Sella
13 Redwing Drive
Adirondack, NY 12808

Conditional Use approval for Retail Services Commercial, Section 5.20 and a Design Review Overlay, Section 8.22

Applicant Greg Sella spoke to the Board members regarding his proposed project. Greg stated that there was an older house on the property that he will be tearing down and he plans to put up a structure for storage. The storage structure will be 150' x 30' surrounded by landscaping to shield the site. Greg Sella feels he would be helping the economic success of the town by keeping the boats and other watercraft out of sight. Also will be increasing foot traffic to the General Store. He would like to put solar panels on the roof. There will be no parking outside. It will be landscaped nicely and the colors will be neutral colors. Maples and hemlocks to be used in landscaping. Around each door he would like to put split cedar logs on the headers and door frames and wants it to be in keeping with the neighborhood.

Chairperson Bill McGhie stated that it would be nice to have something done at that location.

Bill Siegle asked when the original house was erected.

Greg Sella responded he believes the late 1800's.

Vice-Chairperson Teri Schuerlein asked if it is zoned commercial.

Chairperson Bill McGhie responded yes it is commercially zoned.

Dan Freebern asked what the dimensions of the building would be. Greg Sella stated the building itself will be 30' x 150' and be in keeping with the Town Zoning law that only 30% of the lot size will be used.

Bill McGhie stated the set backs are compliant.

Dan Freebern asked the height of the building. Greg Sella responded that the height would be 9' 2" in the front and 8' 6" in the back.

The solar panels may will change the height a little.

Vice-Chairperson Teri Schuerlein asked how many units and Greg Sella responded fifteen (15) units.

Dan Freebern stated that earlier you stated there will be no parking; however, would it need temporary parking.

Greg Sella stated that there is 50' in the front of the building to the street and it would be covered in shoulder stone that could be used for parking if need be.

Dan Freebern asked about the location of the trees.

Greg Sella said that only on Church Street and along the back of the building the trees will be planted and it will be open on Redwing Road.

Chairperson Bill McGhie asked if the trees being planted will block the solar panels.

Greg Sella stated no it will have southern exposure and not affect the solar panels.

Vice-Chairperson Teri Schuerlein made a motion to deem the application complete and set a Public Hearing for May 17, 2017. Second by Dan Freebern. **ALL AYES.**

NEW BUSINESS:

File # 2017-02 BLA
Tax Map # 89.9-1-10 and 89.9-1-9
Don Studler
Duell Hill Road
Brant Lake, NY 12815

Seeking a Boundary Line Adjustment for 2 pre-existing undersized lots (Lot 1, 2.272 acres) and (Lot 2, 2.644 acres).

Don Studler spoke to the Board about his proposed Boundary Line Adjustment. He stated he has two pre-existing undersized lots and he is selling Lot 1 to his friend. His house is on Lot 2. He purchased both of the parcels 22 years ago. There is currently a funny zig zag boundary line and he would like to just straighten it out. He has talked to all of his neighbors and none of them have any issues with the proposal. Lot 1 will be purchased and he went over the survey map with the board members to show them where the line is and where the proposed line will be. There is a natural ridge and road on the property. There are no issues with either of the properties. He is trying to make sense out of something that does not currently make any sense. It does not involve any wetlands. He has been before the ZBA for variances for 2 pre-existing undersized lots of 2.644 acres and 2.272 acres where 5 acres are required and on lot 1 roadway frontage of 200' (now 205') where 300' is required that were approved by the ZBA and the APA has issued a letter indicating no further review is needed and no permit is needed.

There are a lot of trees on both lots that will remain. There is a natural road on the lot to be sold that can be used as the driveway for Lot 1.

Chairperson Bill McGhie asked if Don Studler could get the survey maps stamped by the surveyor and then bring in the mylar and copies to be signed by the Planning Board Chairperson.

Dan Freebern made a motion to deem the application complete. Second by Vice-Chairperson Teri Schuerlein. **ALL AYES.**

Vice-Chairperson Teri Schuerlein made a motion that no public hearing is needed on this proposal. Second by Dan Freebern. **ALL AYES.**

The Board members discussed the reasons for approving this Boundary Line Adjustment and decided since this cleans up an oddly shaped Boundary line this proposal makes sense. It does not change the overall size of the lots. It does not change the density at all. There is a road in place for access to Lot 1 and no trees will need to be cut down. The variances were approved by the ZBA and the APA sent a letter stating no further review is needed and a permit from the agency is not needed. This proposal makes sense.

Vice-Chairperson Teri Schuerlein made a motion to approve the Boundary Line Adjustment for two pre-existing undersized lots (Lot 1, 2.272 acres) and (Lot 2, 2.644 acres). Second by Dan Freebern. **ALL AYES.**

Board Comments: The Board members discussed the topic of absences of members with Town Board member Bob Olson. It was decided that after three (3) absences in a row or four (4) total for the year the Chairperson would let the Town Board know and they will take action. Chairperson of Planning Board has discretion as to whether or not to send the information to the Town Board. Under extenuating circumstances the Chairperson of the Planning Board will have discretion on whether or not to bring it to the Town Board. The Town Board will approve this policy and advise the ZBA and Planning Boards that this policy will be instituted. Applies to whole board.

Correspondence: None

Public Comments: None

Dan Freebern made a motion to adjourn the meeting. Second by Joe Turcotte. **ALL. AYES.**

Meeting adjourned: 7:55 pm

Next Meeting: May 17, 2017

Respectfully Submitted,
Terri Katsch, Secretary