

## MINUTES OF MEETING ~ JUNE 16, 2008

ATTENDANCE: Eugene Dutcher, Bob Thurling, Suzanne Robbins, Ken Raisner, and Secretary Pat Smith. Absent were Paul Little, Rick Bump, George Hilton, and Alternate Harold Ellsworth.

CORRESPONDENCE: Zoning Administrator's Activity Report for May, 2008.

MINUTES: On a motion by Mr. Thurling, seconded by Mr. Dutcher, the Minutes of the May 19<sup>th</sup>, 2008 meeting were accepted, as presented. Motion carried 4/0.

OLD BUSINESS: #SPR2008-03 ~ Craig House proposed 6-unit apartment complex. Applicant was in attendance to answer the questions that had been raised at the previous meeting with regard to placement of the apartment on the lot. Mrs. Robbins and Mr. Hilton had had concerns over the parking area being located on the Route 9 side of the structure. Mr. House explained that if parking were in the rear, he would have to turn the building around, and the back of it would face the main street. Historically, apartment residents would be putting their grills, children's toys, and bikes, etc. in the back of the building, and that would be the view from the street should the building be reversed. He stressed that the existing trees along the Route 9 side would remain, and there would be shrubbery planted to mitigate the appearance of a parking area. However, with the structure being two-story, the eye would be drawn to the building, and not necessarily to the parking area. Applicant showed drafts of his plans for planting, and also stated that any lighting would be downcast into the parking area for the safety of the residents. Should the rear of the building face Route 9, with the bedrooms being located in the rear, the street lighting would be shining into the bedrooms at night, and the traffic noise from the street would be a detriment to any prospective occupants. Applicant stressed that his concern was that the building, as well as being safe, would be aesthetically pleasing to the neighborhood. Mr. House has received his DEC permit, and Aaron Koonsman from NYS DOH spoke with the Board Secretary and stated that the Department has no issues with the project. Following discussion, motion was made by Mr. Thurling for final approval of application #SPR2008-03 for a 6-unit apartment complex facing Route 9 with parking being situated in the front, and with the condition that the landscaping be established, as presented. Motion was seconded by Mr. Dutcher, and carried 4/0.

NEW BUSINESS: #SPR2008-06 ~ Camp of the Pines, D/B/A/ Sunrise Lutheran Ministries. Mr. Jim Kreissler was in attendance to present the project to the Board. The property has been in the ownership of the Camp since 1964, located 0.45 miles from the intersection of Route 9 and Old Schroon Road, on Old Schroon Road in Pottersville. They have an undeveloped 6.2+/- acre parcel where they propose the construction of two single family dwellings for staff and

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their families, one being for the Executive Director of the camp, and the other for the Pastor of the Church. The homes would be separated by 390 feet, sharing a well, but each having their own on site wastewater treatment system. Applicants' would adhere to the criteria outlined in Section 7.15 of the Zoning Local Law for the construction of 2 principal dwellings on one parcel, and have allowed ample space within the plan to meet or exceed all requirements outlined

therein. The property would remain in the ownership of the camp, with no intentions of splitting the land for resale of the dwellings. A Cul-de-sac will be constructed off PAX Road to allow for the passage of any emergency vehicles. The campground facilities and campers would remain at their present location, and not be allowed on the subject property. Following discussion, motion was made for approval of application #SPR2008-06, as presented, with a negative declaration. Motion was seconded by Mr. Dutcher, and carried 4/0.

Lot line adjustment ~ Lauren Perea. Applicant was represented by Attorney Rob Simon of Smith & Simon, LLC. Applicant is owner of two adjoining parcels located between State Route 9 and Darrowsville Road, the northern lot also being bordered by Dennehey Road. Subject property is located in a Low Intensity Land Use Area, and shows an intermittent stream located on the Route 9 side, with an area of wetland extending into the southwest corner of the southernmost lot. Applicant wishes to retain the northern most lot for the construction of a dwelling, and wants to create a corridor from the parcel to attach to the wetlands, in order to retain them with his lot. Total acreage for the lot would be 7.659+/- acres, with the revised second lot measuring 4.713+/- acres and having 450 feet of road frontage on Darrowsville Road. A non-Jurisdictional letter has been requested from the Park Agency. Following discussion, motion was made by Mr. Dutcher, seconded by Mrs. Robbins, to approve the lot line adjustment, subject to non-jurisdiction by the Park Agency. Motion carried 4/0.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT: On a motion by Mrs. Robbins, seconded by Mr. Dutcher, the meeting adjourned at 7:50 p.m.

Respectfully submitted,

Patricia M. Smith  
Secretary