

## MINUTES OF MEETING ~ OCTOBER 15<sup>th</sup>, 2007

ATTENDANCE: Eugene Dutcher, Rick Bump, Bob Thurling, George Hilton, Suzanne Robbins, Ken Raisner, Harold Ellsworth, and Secretary Pat Smith. Also in attendance was Zoning Administrator Walt Tennyson. Absent was Paul Little.

MINUTES: On a motion by Mr. Dutcher, seconded by Mr. Bump, the Minutes of the September 17<sup>th</sup> meeting were accepted, as presented. Motion carried 7/0.

CORRESPONDENCE: Letter from Attorney Dan Smith re: Adirondack Retreats.

OLD BUSINESS: #SD2005-14 ~ Adirondack Retreats proposed 25 lot subdivision for the construction of 24 unit Townhouses. Attorney Rob Simon of Smith & Simon, LLC, was representing applicant. He assured the board that the project was still moving forward. They had been waiting for a letter from DEC to state that the proposed septic wastewater system had been approved, and now they just needed to form a Transportation Corporation that will be responsible for the operation and maintenance of said system. Following that, they will need a letter from the Dept. of Health stating that their water system was approved, and they just need to form a Transportation Corp. for the same reason. When DEC and DOH have done that, then he will approach the Town Board to form a Transportation Corp. Following the Town's approval, the maps will be filed based on final approval from the Planning Board, and Mr. Simon requested that a second public hearing for final approval be waived, if possible. He explained that there have been absolutely no changes to the project, and preliminary approval has already been given by the Planning Board. Following discussion, board decided to wait to make that decision, based on all the information and approvals from other agencies being completed. Mr. Simon will continue to ask for extensions on the preliminary approval until everything else is done.

#SD2007-05 ~ Larry Warner, acting as agent for Robert Kendall's proposed subdivision. Initially project was proposed as 24 residential lots. Following mapping of the wetlands by the Park Agency, project lost about 30 acres in the back area of the parcel, with approximately 25 ½ acres encompassing most of the wetlands. Therefore, the project has been reduced to 14 proposed lots. Due to the fact that a stream is running through it, which empties into Friends Lake, and is rated very high by DEC for cleanliness, etc., DEC would prefer either a bridge span or an arched bottomless culvert, which is DEC's preferred method of traversing a stream. (An arched bottomless culvert is open at the bottom with a flange to be set on a footing, so that the natural course of the stream is not disturbed, and the minnows, etc. will not be harmed). VanDusen & Steves will have the 2 foot topography for the roads mapped out this week; Jim Hutchins will get the details together for the bottomless culvert so they may apply for the DEC Article 15 crossing now and have that getting underway, instead of waiting. There is currently

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some wooden cribbing there now, and they will pull that out and do some excavating for the footings which will be about a foot above the bed of the brook to keep it above frost, footings to be made of concrete, and then installation of the arched bottomless culvert. The brook is about 6 or 7 feet wide so they will set the footings and the culvert at 10 or 11 feet width in

order to keep the footings outside of the footprint of the brook. Applicant proposes a common area in the front to be retained as natural, as far as landscape is concerned, as well as a common area along the brook to keep anyone from encroaching with any kind of development along it. Cul-de-Sacs will be constructed so as to turn fire trucks and other emergency vehicles as needed. The R.O.W. will be 50 feet wide, so the Cul-de-Sac would be about 75 feet giving it a good radius for a turnaround. There is no body of water that would accommodate a dry hydrant that could be used for pumping if necessary. Applicant stated that the brook is actually dry right now, so it would not be feasible to have a dry hydrant in place. He emphasized that they are trying to maintain the Adirondack theme with lots of trees, protection and shielding of the brook, and protection of the wetlands. They are getting ready to send an APA permit application in order to be able to begin work on the bridge. Park Agency is certainly aware of the project, and their main concern is the stream. Roads will be private, and privately maintained, with no plans at the present time for paving of same. There have been 5 test pits done around the property at 8 feet in depth, with no ground water. There are 10 more pits to be done. Mr. Warner stated that Mr. Kendall has concluded the sale of the property, so Mr. Warner is now actually representing the new owner, Mr. Stephen Howell. Following some discussion, motion was made by Mr. Bump to schedule a public hearing for the December 17<sup>th</sup> meeting. Motion seconded by Mrs. Robbins, and carried 7/0.

NEW BUSINESS: #SPR2007-14 ~ Lisa Tyrell proposed Craft Shop. Applicant was present to explain her intention to rent space from the Swan brothers at 102 Riverside Drive, next to the Theater building, for the purpose of opening a craft shop. She does not intend to teach crafts or have them done on premises, she only intends to sell the items needed for such activity. Following a brief discussion, motion was made by Mrs. Robbins to approve application #SPR2007-14 for a Craft Shop, as presented. Motion seconded by Mr. Dutcher, and carried 7/0.

#SD2007-08 ~ Beatrice Eggleston proposed 2-lot subdivision. Bonnie Hill was present to discuss the intents of her Mom and herself, herself having received the property in 1992 from her Mother, Beatrice Eggleston, with Mrs. Eggleston having Life Estate. The parcel is 5.505+/- acres, and it is being proposed to separate off a 4.4+/- acre lot for Ms. Hill to place a Mobile Home on. The remaining 1.1+/- acre which contains the two story wood frame dwelling, a garage and a shed, with related onsite wastewater system, will be home to Mrs. Eggleston. There was discussion over sharing an existing well already on the property. There were issues discussed over road frontage and lot sizes, with property being located in a Low Intensity Land Use area. Following discussion, the matter was tabled until applicant returns with additional information, on a motion by Mr. Bump, seconded by Mr. Ellsworth, and carried 7/0.

Charles & Violet Tennyson proposed gifted lot. Applicant represented by Attorney Rob Simon of Smith & Simon, LLC. Applicants own 17+/- acres of land on the Stock Farm Road, containing 473 feet of road frontage. They propose to gift their son Jeffery 10.96 acres, giving him a ROW in from the Stock Farm Road, extending from the existing driveway in the front of the lot, amounting to 6+/- acres that they will retain for themselves, containing an existing dwelling,

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outbuildings, related onsite wastewater treatment plant and a drilled well. Jeffrey proposes the construction of a single family dwelling on the gifted parcel. Applicants have been owners of

the parcel since November 23, 1971. On a motion by Mr. Dutcher, the project was determined to be a bona fide gift and non jurisdictional with the Planning Board. Motion seconded by Mr. Thurling, carried 7/0.

PUBLIC PRIVILEGE: No discussion.

BOARD PRIVILEGE: No discussion.

ADJOURNMENT: On a motion by Mr. Thurling, seconded by Mrs. Robbins, the meeting adjourned at 8:10 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary