

## MINUTES OF MEETING ~ JUNE 18<sup>TH</sup>, 2007

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

**CORRESPONDENCE:** Letter from Attorney's Smith & Simon seeking extension of preliminary approval on Adirondack Retreats project; Letter to APA from Planning Board in re: Culver Subdivision; Copy of APA permits issued to Robert & Linda Culver and to Anthony & Christine Bruno; and Zoning Administrator's Activity Report for May, 2007.

**MINUTES:** On a motion by Mr. Bump, seconded by Mr. Dutcher, the Minutes of the May 21<sup>st</sup> meeting were accepted, as presented. Motion carried 7/0.

**PUBLIC HEARING:** Having been duly advertised, the public hearing was opened at 7:00 p.m. by Chairman Raisner.

#SD2007-03 ~ Raymond & Patricia Gallagher proposed 2-lot subdivision. Applicant's are owners of 4.34+/- acres of land located on Friends Lake Road in a Moderate Intensity Land Use area. The northern portion of the lot contains a single story wood framed house and garage, with related on-site water and wastewater treatment systems. Applicant's propose subdividing off 2.10+/- acres of the southern portion of the lot to be conveyed to their daughter at a future time. On a motion by Mr. Thurling, seconded by Mrs. Robbins, the Public Hearing was closed at 7:04 p.m. Motion carried 7/0. Following brief discussion, motion was made by Mr. Thurling, seconded by Mr. Little, to approve application #SD2007-03 for a two-lot subdivision, contingent on a non-jurisdictional letter from the Park Agency. Motion carried 7/0.

**OLD BUSINESS:** Attorney Robert Simon of Smith & Simon, LLC, was in attendance seeking final approval for:

#SD2006-03 ~ Robert & Linda Culver proposed four lot subdivision of 48 acres in a Rural Land Use Area on Bird Pond Road, Tax map parcel #50.-1-4.2, and

#SD2006-04 ~ Anthony & Christine Bruno proposed three lot subdivision of 38 acres in a Rural Land Use Area on Vanderwalker Road, Tax map #85.-1-22.

Both projects had been granted preliminary approval, both also contingent on Park Agency permits being issued. APA project permit #2006-76, dated May 25, 2007 was received on May 27, 2007 for Anthony and Christine Bruno, and APA project permit #2006-77 dated June 1, 2007 was received for Linda and Robert Culver on June 4, 2007.

~ 2 ~

Following brief discussion relating to Park Agency conditions imposed on the projects, motion was made by Mr. Thurling, seconded by Mr. Dutcher for final approval on both application #SD2006-03 for Robert & Linda Culver, and #SD2006-04 for Anthony & Christine Bruno subdivisions, as proposed. Motion carried 7/0.

#SD2005-14 ~ Adirondack Retreats ~ proposed 25 lot subdivision located at 26 River Road for the construction of 24 unit Townhouses. On January 23<sup>rd</sup>, 2007, preliminary approval had been granted by this Board, subject to APA, DOH and DEC for storm water control and establishment of a sewage works corporation. At the March 19<sup>th</sup> meeting, an extension of preliminary approval had been granted until June, 2007. Attorney Simon then requested by letter, dated June 6, 2007, to extend approval an additional two months. On a motion by Mr. Little, seconded by Mrs. Robbins, approval was granted to extend preliminary approval on application #SD2005-14 until August. Motion carried 7/0.

**NEW BUSINESS:** Richard & Laraine Longhurst proposed lot line adjustment. Smith & Simon LLC representing applicants in connection with a 4-lot subdivision of 763 Atateka Drive, of 3.56+/- acres of land. Initial approval had been granted in September of 2004. Applicants still retain the land, and wish to reconfigure the boundary lines of the lots, Lot #1 going from 31,956 square feet to 32,786 sq. ft., Lot #2 from 43,011 sq. ft. to 40,577 sq. ft., Lot #3 from 40,112 sq. ft. to 40,247 sq. ft., and Lot #4 remaining at 40,000 sq. ft. This revised plan will also include moving the driveway south of the "big house", thus locating it in the rear of the dwelling, instead of in the front. As before, each lot will have an easement for access over the driveway to Friends Lake Road and the beach. The inland lots will have beach rights, and all lots will have the requisite utility easements. Proposed septic area for Lot #2 will be located further away from the lake, with a shed being proposed for the same Lot. Location of proposed dwellings will remain as originally approved. Following discussion, motion was made by Mr. Little to schedule a public hearing for reconfiguration of #SD2004-11 four-lot subdivision. Motion seconded by Mr. Thurling, and carried 7/0. Mr. Simon will contact the Park Agency for a letter of non-jurisdiction.

#SD2007-04 ~ Irene MacGlashan proposed 2-lot subdivision. Applicant owns 48.10+/- acres of land at 312 Landon Hill Road. Parcel contains a garage, sawmill, planer building, and 4 storage buildings. One garage has been used for the parking and repair of logging equipment by applicant's son. The mill equipment has all been sold, and applicant proposes subdividing off 9.04+/- acres to be conveyed for the continued use of logging equipment storage and repair. The remaining 39.05+/- acres will also be sold, as a single parcel. There is an old driveway for access to the 9+ acre parcel, it just needs to be cleaned up a little. The larger parcel is directly accessible from Landon Hill Road, and contains 261+ feet of road frontage. Following a brief discussion, motion was made by Mr. Bump, seconded by Mr. Dutcher, to schedule a public hearing at the July 16<sup>th</sup> meeting. Motion carried 7/0.

#SPR2007-07 ~ Joseph Delczeg ~ proposed Mineral/Fossil/Bead Shop. Applicant is owner of 7.26+/- acres of land on State Route 8 in Riparius, the former D.E. Mundy fuel storage parcel. Applicant wishes to utilize the former 30'x 12' storefront for a shop to be used for the sale of Minerals, Fossils and Beads (jewelry). He plans to change the location of the door so that it is accessible from the parking area, and a handicap ramp will be installed. He will retain the existing parking area, and use the remaining 4 buildings as private cold (unheated) storage of

~ 3 ~

his contracting supplies and equipment. There will be no rental of storage space. Following a brief discussion, motion was made by Mrs. Robbins, seconded by Mr. Dutcher, to approve application #SPR2007-07 for a Mineral/Fossil/Bead shop, as proposed. Motion carried 7/0.

#SPR2007-08 ~ Robert Bartholomew proposed timber harvesting in a Moderate Intensity Land Use Area. Applicant is owner of 98.6+/- acres of forest land, remnants of the old Rawlins farm, on Stonebridge Road in Pottersville. The parcel used to be fields, but has been reclaimed by forest, and has not been heavily logged over the years. Applicant has had Dan Gilmore, a Certified Forester, prepare a harvesting plan for the property. Harvesting will be selective, and will be done in sections. The header will be on the owner's property. Initially, harvesting will take place on a 10 acre area and be conducted by a logger from the Corinth area using a chainsaw and horses, a kinder and gentler style of logging. Trucking will be done by the purchasers of the logs. Harvesting operations will be stopped if there is any excessive rutting or erosion due to heavy rains.

Applicants own an additional approximate 88 acres of adjoining forest land, and their intent is to eventually harvest the entire forest using the best forest management practices as promoted through the Forest Stewardship Council, as the parcel is registered as a sustainable forest. Areas to be harvested over time will be dependent on forest product markets, weather, availability of loggers, and the income tax implications of realizing income from a timber sale for a given tax year.

Following brief discussion, motion was made by Mr. Little, seconded by Mr. Dutcher, to approve application #SPR2007-08 for timber harvesting in a Moderate Intensity Land Use Area. Motion carried 7/0.

**PUBLIC PRIVILEGE:** No discussion, public dispersed.

**BOARD PRIVILEGE:** No discussion.

**ADJOURNMENT:** On a motion by Mrs. Robbins, seconded by Mr. Bump, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary