

## MINUTES OF MEETING ~ NOVEMBER 19, 2007

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

MINUTES: On a motion by Mr. Bump, seconded by Mr. Dutcher, the Minutes of the October 15, 2007 meeting were accepted, as presented. Motion carried 7/0.

CORRESPONDENCE: Jurisdictional determinations from APA for Sharon Hyde, and Charles & Violet Tennyson; Zoning Administrator's Activity Report for September & October, 2007; and an APA Questionnaire regarding topics of interest for Local Government Day.

### OLD BUSINESS:

1. #SD2005-14 ~ Adirondack Retreats. Attorney Simon of Smith & Simon informed the Board that DOH & DEC were waiting for the formation of 2 transportation corporations, one for the septic wastewater system, and one for the water system. Mr. Simon is scheduled to meet with the Town Board at the December 11<sup>th</sup> meeting regarding this matter. Mr. Simon was also asking for another 2 month extension of the preliminary approval. On a motion by Mr. Dutcher, seconded by Mrs. Robbins, an extension of the preliminary approval was given until January, 2008. Motion carried 7/0.

2. #SD2007-07 ~ Sharon Hyde proposed 2-lot subdivision on Byrnes Road. We have received a non-jurisdictional determination from the Park Agency, but no one was present to discuss the project. On a motion by Mr. Little, seconded by Mr. Dutcher, the project is tabled until applicant notifies that she is ready to proceed. Motion carried 7/0.

3. #SD2007-08 ~ Beatrice Eggleston proposed 2-lot subdivision on Lane Road. There was no one present to discuss the project, and motion was made by Mrs. Robbins, seconded by Mr. Bump to table project until applicant notifies that she is prepared to proceed. Motion carried 7/0.

4. Marie Bruns lot line adjustment ~ State Route 9. Attorney Simon was in attendance to explain this project. Years ago Fred and Marie Bruns bought the former Smith's Cottages on the north end of Loon Lake, Route 9, and subdivided into 4 lots. Lots 1 and 2 were subsequently sold. Lot 2 was conveyed to Marie Bruns and Lot 1 was conveyed to AnnaMarie Hyne, Fred & Marie's daughter. Following that, a lot line adjustment was done in 2003, and now another small lot line adjustment is proposed between Lots 1 and 2. Road frontage on both lots remains the same, and lake frontage on the smaller lot (Lot 2) is 101 +/- feet. The

~ 2 ~

smaller lot, Lot 2, is still in excess of 25,000 square feet, the APA Non-Jurisdictional threshold. There is a sewage leach area on Lot 1 with 4 separate leaching fields, one for Lot 1 and for each of Lots 2, 3, and 4. On Lot 2, the original cottage has been removed, and the lot is currently vacant. The survey map has shown a proposed "building envelope" for a proposed

dwelling thereon. For the cottage that had been on Lot 2, there is a septic tank, pump, and force main for Lot 2 to the leaching area on Lot 1. Following brief discussion, motion was made by Mr. Little, seconded by Mr. Dutcher, to approve the boundary line adjustment, as proposed, for Marie Bruns. Motion carried 7/0. The mylar map has been brought in for signing, but paper copies for the Zoning office and the Assessor's office also need to be provided.

#### NEW BUSINESS:

#SPR2007-16 ~ McPhillips Properties proposed timber harvesting in a Moderate Intensity Land Use Area. The McPhillips properties consist of multiple holdings on the east side of the Glen and Friends Lake Roads, and off McPhillips Drive and McPhillips Lake Road. They propose selective timber harvesting on tax map parcel #119-2-13, located in Moderate Intensity; #136.-1-3, also in Moderate Intensity; and #136.-1-25, #136.-1-24, and #136.-1-19, the three of which are located in both Rural and Moderate Intensity Land Use areas. Tom McPhillips was spokesman for the family, and noted that access to the areas of the lots to be harvested will be from the private road known as McPhillips Drive and McPhillips Lake Road, with the approximate area of the header to be in the fields approximately half way down McPhillips Lake Road. No new driveway will be constructed. On Lot 136.-1-19, containing 80+/- acres, at least 60 of those acres are open field. On Lot 136.-1-25, harvesting will not occur on the northeasterly portion. A forester has been on the parcels and has marked the timber to be culled. It is estimated to be a 2-year job, restricted to harvesting from fall to winter. The properties used to be farmland back in the 1920's, and are in dire need of thinning. Chairman Raisner was concerned about the stream that empties into Friends Lake, but Mr. McPhillips assured him that they would take away only the dead and dying trees, and would stay at least 50 feet from the stream itself. They do have a stream crossing permit for Lot #19, and hope to get that area done this winter. Approximately 120-150 acres in Moderate Intensity will be harvested. Applicant stated that he will not rule out development at some future time, but for the present, they will allow nature to plant better trees. Following discussion and review of SEQR, on a motion by Mr. Bump, seconded by Mr. Dutcher, approval was given for timber harvesting in Moderate Intensity Land Use area for application #SPR2007-16, as proposed, with a negative declaration. Motion carried 7/0.

#SPR2007-17 ~ Charles W. Redmond proposed 2 businesses on one parcel. Mr. Redmond explained that he is using the office addition on his storage unit lot on State Route 9 for a Real Estate Office. He explained that the real estate business was also the rental agent for the storage units, and stated that he thought that made both businesses related. He added that he has all kinds of parking for real estate customers. Mr. Hilton was concerned over issues of lighting, additional parking, and vegetative screening in the rear of the lot, which can certainly be made a condition of any approval given. Mr. Little feels that a public hearing is warranted, due to the controversial issues surrounding that piece of property, and stated that government does not function well when the public is not allowed to speak. On a motion by Mr. Little, a public hearing will be scheduled for the December 17, 2007 meeting. Motion seconded by Mr. Hilton, and carried 7/0.

~ 3 ~

#SPR2007-18 ~ Cate Mandigo proposed relocation of existing Gift and Art Shop. Applicant expressed her wishes to relocate her shop from 6377 State Route 9 to next door, in the former Janser's Drug store located at 6375 State Route 9, owned by Patrick McCarroll. She

explained that she had out-grown the other location in a hurry. On a motion by Mr. Bump, seconded by Mr. Dutcher, approval was given for relocation of the shop, as presented. Motion carried 7/0.

#SPR2007-19 ~ Robert & Erin Sharp proposed addition in excess of 25%. Applicants represented by Mr. Arnoud VanNispen, contractor and owner of Nispen Adirondack Builders. Applicants propose a 24sf x 30sf addition to their existing 20sf x 40sf single family dwelling located on Rockledge Road, off Valentine Park. This addition will relocate 2 existing bedrooms and one bathroom, and will exceed the allowable 25% increase. There is an engineered septic plan on file that has been proposed by Jim Hutchins. Brief discussion ended with a motion by Mr. Ellsworth, seconded by Mrs. Robbins, to approve application #SPR2007-19 for the addition, as proposed. Motion carried 7/0.

BOARD PRIVILEGE: No discussion.

PUBLIC PRIVILEGE: No discussion.

ADJOURNMENT: On a motion by Mrs. Robbins, meeting adjourned at 7:42 p.m.

Respectfully submitted,

Patricia M. Smith ~ Secretary