

Present at Meeting: Harry Balz, Chairman
Bill McGhie, Member
Jim Remington, Member
Teri Schuerlein, Member
Michael Raymond, Member
Georgia McMeekin, Alternate
William Siegle, Alternate

Also Present: Bob Olson, Town Board Member
Gary Frenz, Zoning Board Chairman

Luc Aalmans, Linda, Frank & Drew Cappabianca, Gary McMeekin

Agenda Items:	File # 2013-10SD	Tax Map 55.-2-9	Carroll Point, LLC
	File # 2013-10CU	Tax Map 88.10-1-21	Drew Cappabianca
	File# 2013-11CU	Tax Map 72.13-2-48	Brant Lake Heights Homeowners Association

Chairman Harry Balz called the meeting to order at 7:05 PM

Pledge

Communications:

Public Hearing File # 2013-10SD
Tax Map 55.-2-9
7417 State Route 8
Carroll Point, LLC
Minor Subdivision

Attorney Matt Fuller appeared before the board to present an application for a minor 2 lot subdivision. The applicant proposes to subdivide 3.18 acre parcel into two parcels, one parcel will be 1.47 acres (lot A to the North) and the other will be 1.83 acres (lot B to the south). Lot B will be merged with an existing Brant Lake Farm lot Parcel because Lot B is limited in development due to wetland issues, both a single family residence and septic cannot be built on Lot B because of the limited space. There is an easement along the boundary line for the septic where the soil is better. A subdivision is being proposed because the applicant could not apply for a boundary line adjustment because each proposed lot exceeds the minimum lot size for the R-1 Zone (1.3 acres), so a subdivision application was necessary.

Matt Fuller stated that they would not need area variances because they meet setbacks and continued on to state that there would be a driveway easement granted for joint right of way for access to both Lot A and Lot B with joint obligation for maintenance .

Being no further questions or comments Mike Raymond made a motion to close the public hearing 2nd by Bill McGhie. ALL AYES.

UNFINISHED BUSINESS: File# 2013-10SD

**Tax Map 55.-2-9
7417 State Route 8
Carroll Point, LLC
Minor 2 lot subdivision**

Attorney Mike Hill suggested to the Planning Board to review and approve the November minutes prior to making a determination on application 2013-10SD. He stated from a process standpoint that it made good sense to insure that the minutes reflect discussion from the prior month representing the Carroll Point Proposal before making a decision.

Approval of Nov. Minutes: Jim Remington made a motion to approve October minutes. 2nd by Bill McGhie. ALL AYES.

Attorney Mike Hill reviewed the SEQRA form with the Planning Board Members. The Board determined that there would not be any adverse environmental impact.

Mike Raymond made a motion to declare a negative declaration. 2nd by Bill McGhie. ALL AYES.

Teri Schuerlein asked Attorney Matt Fuller if he had received a determination by the APA whether a permit would be required for the proposed subdivision. Attorney Matt Fuller stated that the JIF's had been submitted but he had not received notification from the APA on the determination and suggested to the board to make that a condition of approval.

Being no further questions or comments Teri Schuerlein made a motion to approve the subdivision application file # 2013-10SD Tax Map 55.-2-9 7417 State Route 8 **subject to the following conditions:**

1. Receiving written determination whether an Adirondack Park Agency permit is needed for proposed project, if permit is required then it would be obtained.
2. Adjacent southerly portion of Tax Map Parcel 55.-2-8 to be merged with Lot B

Motion 2nd by Mike Raymond. ALL AYES

NEW BUSINESS: 2013-10CU

Tax Map 88.10-1-21

27 Market Street

Palermo & Doberman/Cappabianca

Conditional Use to operate retail Business, retail services, restaurant

Teri Schuerlein recused herself from application 2013-10 CU since she was presently completing a project similar in nature to what was being proposed. Alternate Georgia McMeekin took her place to review application 2013-10CU.

Chairman, Harry Balz, stated that there was an application being proposed to put a restaurant, retail business and retail services in front of them. Chairman, Harry Balz, commented that he was excited to see a Business Plan was submitted with the application that you don't see many of them. In addition, he pointed out that this property is located in the Hamlet and would not require any APA approvals. He asked the Board to review the application.

Chairman, Harry Balz, asked Jim Steen if the proposed septic and water alterations would hinder the progress of the applicant and Jim answered no, that the applicant had many agencies to contact. Warren County, Fire and Prevention, State liquor authority and DOH just to name a few but had wanted to get approval from the Planning Board first.

After the Board reviewed application 2013-10CU Mike Raymond asked the status of the subdivision and whether it had been approved. In which Jim Steen confirmed that it had been approved last year with a condition that when the property was rented or sold the septic and water would be addressed at that time. Mike Raymond continued on to ask about the septic for this proposed bike shop project, in which Jim Steen answered that the owners of the property had already addressed that issue with him and confirmed that they would complete whatever was needed for the successful operation of this proposed bike shop. The owners John Palermo and Frank Doberman did not want to replace septic and water systems until the future use of the building had been determined. Jim Steen also stated that he would be working with the Dept. of Health to determine what septic and water regulations would be required.

Before motion, Attorney Mike Hill suggested that the applicant submit a SEQRA short form prior to next month's meeting and public hearing.

Being no further questions or comments Bill McGhie made a motion to deem the application complete and schedule a public hearing for January 15th pending a receipt of SECRA short form. 2nd by Mike Raymond. ALL AYES.

Chairman, Harry Balz, addressed Drew Cappabianca to let him know his application was complete and that a public hearing would be scheduled on January 15, 2014 to allow the public to comment or oppose.

Teri Schuerlein rejoined the board.

NEW BUSINESS: File #2013-11CU
Tax Map 72.13-2-48
Brant Lake Heights Homeowners Association
Multiple Access dock system

Bill McGhie made a motion to move to executive session to discuss litigation matters and return after the meeting. 2nd by Mike Raymond

The executive session ended at 8:10 PM and members returned to the board meeting.

Bill McGhie made a motion to table File#213-11CU, Brant Lake Heights Homeowners Association to the January Meeting for further consideration of Applicants recusal requests. 2nd by Mike Raymond. ALL AYES

Public Comments: None

Board Comments: Bill McGhie made a motion to schedule the April Meeting for the 23rd to accommodate a training session for the Chairman. 2nd by Teri Schuerlein. ALL AYES

Next Meeting: January 15, 2014

Being no further business before the board, the meeting was adjourned at 8:15 PM

Respectfully submitted

Dorothy Johnson, Secretary