

**Present at Meeting:** Chairperson William McGhie  
Vice-Chairperson Teri Schuerlein  
Dan Freebern  
Mike Raymond  
Bill Siegle  
Joe Turcotte, Alternate # 2

**Also Present:** Rob Simon, Town Board Member Bob Olson, Amy Lester, Jane Lester, Polly Steuert, Susan Hauser, Martha Lester, Matt and Krista Wood, and Bret Winchip.

**ADENDA ITEMS:** File 2017-01 SD - Tax Map # 38.-1-28

### Pledge

Chairperson Bill McGhie called the meeting to order at 7:00 pm

Chairperson Bill McGhie recused himself from this application and Vice-Chairperson Teri Schuerlein will chair the meeting tonight and Vice-Chairperson Teri Schuerlein announced that, Joe Turcotte Alternate # 2, would be seated as voting member.

**Approval of minutes:** Dan Freebern made a motion to approve the July 19, 2017 minutes as written. Second by Vice-Chairperson Teri Schuerlein. **ALL AYES.**

**PUBLIC HEARING:** File 2017-01 SD  
Tax Map # 38.-1-28  
Debra Irene Wassman, Jonathan Lanman and David Darst  
Palisades Road  
Brant Lake, NY 12815

### 4 Lot Subdivision

Attorney Rob Simon is representing the owners on this proposed Subdivision. This proposed subdivision has three (3) lots on the shoreline each have at least 100' of shoreline, sufficient road frontage and they are in the 1.3 acre zone. One larger lot is across the road. There is a wetland that extends across the road and the APA visited the site and is still working with them regarding submerged wetlands which may have an impact on the docks.

Also at the APA site visit they decided the tests holes on lot one (1) and lot three (3) that Winchip Engineering was too conservative with their analysis and can use standard septic systems on those lots.

Vice-Chairperson Teri Schuerlein asked if anyone from the public here tonight would like to speak about this proposed project.

Susan Hauser, an adjoining owner spoke and indicated she has no problems with the proposal but just wants to ask some questions. One of the issues has to do with motor boats on the lake and wondering what difference this new subdivision will make. There will be three (3) new lots with three (3) docks so are there any limitations for docks at the new homes. The property on the other side of this subject property have two houses with six (6) to eight (8) boats docked there. Susan stated that they own one house and one dock next door to this proposed subdivision. She is wondering if lakefront lots can offer easements to others who don't live on the property. She mentioned Clearwater Lake subdivision and their access to Brant Lake. She asked if there is a chance in the future that the larger lot four (4) could be subdivided and that owners of those lots could be bringing boats in through these three (3) lots.

Vice-Chairperson Teri Schuerlein asked Susan Hauser if she talking about that large 174 acre lot (lot four)?

Susan Hauser responded to Vice-Chairperson Teri Schuerlein yes she is referring to that lot.

Attorney Rob Simon stated that there is no intention of subdividing lot four (4) nor any intention of the lakefront lots giving easements or access to anyone.

Attorney Rob Simon stated that access parcels have restrictions and is not an unlimited right. There are restrictions on docks as well that have to do with lake frontage, not restrictions on the boats.

Vice-Chairperson Teri Schuerlein asked Susan Hauser if her property is the Cedar Camp.

Susan Hauser responded yes, that the Lester sisters who are part of a larger Lester family who are here tonight are the owners of Cedar Camp.

Susan Hauser has questions on the moorings and how many boats could be moored. She realizes the question of the moorings is different from the docks.

Attorney Rob Simon stated that moorings require more space because boats drift.

Susan Hauser stated that she understands that as far as any upland lands and these three lots will not be encumbered by any easements.

Attorney Rob Simon stated that there is no intention with this proposed Subdivision for any access or easements to be given; however, he cannot answer to anything anyone would want to do in the future.

Zoning Administrator Jim Steen read from the **Zoning Law, Section 9.50- Waterfront Access Lots** the requirements and minimum shoreline frontages that are required in order to answer Susan Hauser's concerns. Waterfront access lots cannot have a house on the lot.

Zoning Administrator Jim Steen read from the **Zoning Law, Section 8.20 – Moorings** for clarification to the questions asked by Susan Hauser about moorings.

Attorney Rob Simon stated that access waterfront lots cannot be used for moorings.

Amy Lester asked a question about the wetland boundary and whether the wetland could get bigger and if the fifty (50') boundary prevents anything from being done in the wetlands.

Attorney Rob Simon responded that is correct and wetlands could change but the fifty (50') boundary would be remarked.

Amy Lester asked if the big upland lot has any plans for any additional easements.

Attorney Rob Simon stated that absolutely no plans for easements for this proposed Subdivision on the larger lot four (4).

Vice-Chairperson Teri Schuerlein asked if there were any other questions.

Being no further comments or questions Dan Freebern made a motion to close the Public Hearing. Second by Mike Raymond. **ALL AYES.**

**UNFINISHED BUSINESS:**

**File 2017-01 SD**  
**Tax Map # 38.-1-28**  
Debra Irene Wassman, Jonathan Lanman and David Darst  
Palisades Road  
Brant Lake, NY 12815

4 Lot Subdivision

Vice-Chairperson Teri Schuerlein stated that the applicant did a nice job limiting the three (3) lots in the front and the big one in the back and not having an easement which gives the neighbors comfort. She stated that Winchip Engineering did a good job doing extra for the septic systems.

Vice-Chairperson Teri Schuerlein reviewed the EAF form with the Planning Board members.

After the review of the EAF form the Board determined that there will be no to small impacts on this proposed action.

Dan Freebern made a motion to declare a negative SEQRA declaration finding there will be no significant adverse environmental impacts from this proposed action. Second by Bill Siegle. **ALL AYES.**

Being no further issues or comments to be discussed Dan Freebern made a motion to approve the four (4) lot Subdivision. Second by Mike Raymond. **ALL AYES.**

Chairperson Bill McGhie rejoined the Board at this time.

**REMINDER: None**

**CORRESPONDENCE: None**

**PUBLIC COMMENTS:** Bob Olson, Town Board member wanted to let the Planning Board know that a committee was formed to make possible changes in the Zoning Law. The Committee met this morning, August 16, 2017 and addressed three items:

- 1) The fee schedule will be changed if the Town Board resolves to make the changes at the Town Board meeting on August 17, 2017.
- 2) They have taken steps towards changing the Travel Trailer regulations in the Zoning Law and getting a resolution.
- 3) A requirement for meeting attendance is being discussed for the ZBA and Planning Board meetings but has no solution yet. The proposals will be brought before the Town Board meeting on August 17, 2017 and the Planning Board and ZBA will be asked for comments prior to any resolutions.

**BOARD MEMBER COMMENTS: None**

Being no further questions or comments Mike Raymond made a motion to adjourn. Second by Bill Siegle. **ALL AYES.**

**Meeting adjourned:** 7:30 pm

Next Meeting: September 20, 2017

Respectfully Submitted,  
*Terri Katsch, Secretary*