

Wednesday January 18, 2023

Public Hearing Ballen, Public Hearing Kortepeter, Planning Board Minutes

Public hearing Ballen called to order 5:30 pm

No comments

Mr. Straight motion to adjourn

Mr. Gillman Second

Approved - hearing closed at 5:45 pm

Public hearing called to order at 5:45 pm.

No comments

Mr. Straight motion to adjourn

Mr. Walters Second

Approved - hearing closed at 6:00 pm

Planning Board Meeting called to order at 6:00 pm.

1) Roll call

Present:

Melinda Beuf, Acting Chair, Secretary

Michael Straight

Mat Gillman

Wally Walters

Frank Pagano (via goto meeting)

Dan Manning

Absent:

Dustin Frederick

Peter Vincent

Guests:

Steve Forbes

Kevin Hall

Tommy Thomson

Ralph Schissler

Mark Buelsing

Ira Ballen

Cornelia Ballen

Joanna Siquier (via goto meeting)

2) Approval of Minutes

PB 12/14/2022 Minutes

Mr. Walters motion to approve, Mr. Gillman second

All Approved

3) Education

**Town of Jay Planning Board
Special Meeting**

11 School Lane, Au Sable Forks, NY 12912
(518) 647-2204

AARCH Training Videos - <https://www.youtube.com/@adkarch>
NY DOS Training resources <https://dos.ny.gov/training-assistance>
Saratoga County Planning and Zoning Conference: www.saratogacountyny.gov/planningconference

4) Applications for Final Review

Ballen

Kevin Hall represented the Ballens

This project is classified as a 5 lot Major subdivision.

Discussion included:

- Determining that electric easements are in the deed - they are.
- Whether Crowningshield is a town road or prescriptive easement. The road is not dedicated but it is a thoroughfare maintained by the Town for more than ten years and has thus become a town road by use. Discussion on whether to Have the Ballen's quitclaim deed for the interest in the road bed acreage. It was determined that was not necessary.
- Right of way maintenance agreement discussion. Parcel discussed is a Wilmington concern. No action.
- Restrictive covenants - Garages clause - only references Wilmington now, should add Town of Jay too.
- Setting a condition for the straddling lots to not be building lots unless come back to the PB.
- PB needs copy of the final APA permit for our files - should be ready in under 90 days. Town of Jay PB approval will be conditional upon APA approval.
- DOH not involved in subdivision because didn't cross its threshold for review.
- Wilmington approved the plans.

Motion to approve subject to following conditions (final verbiage to be provided by Mr. Manning for a letter to be sent to Mr. Hall) - Mr. Straight

- Note on map no further development on lots 5 & 7
- Right of way and easement over the road
- Right of electric line from Ballen's
- Garage clause add town of Jay
- Building occur within the building envelope
- Owner comply with all DOH, DEC for wells, septic systems
- Declare this is a type II with APA having jurisdiction
- There is no representation that the town will pave the road
- Approve the subdivision as of the December 27, 2022 map

Second - Mr. Walters

All in favor - approved.

Mr. Manning suggested that in the future the Planning Board schedule final approval a month after the public hearing for major subdivisions. Prior to final meeting the Planning Board should put the conditions based on the boards discussion in a letter so that applicant can review and board can digest prior to final decision.

Kortepeter

Ralph Schissler represented Kortepeter/Baskin

Minor subdivision

Mr. Schissler is setting the corners that are currently not set

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Special Meeting**

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Motion to approve a Type 2 action minor subdivision - Mr. Gillman
Mr. Walters second
All approved

5) Discussion

- Currently there is no documentation on the Planning Board members' terms. Mr. Manning suggested starting from scratch by referring to the code and create terms for everyone.
- Also suggested was to create and document a list of places to post planning board and public hearing notices, who is responsible and when they should be posted.
- Minor changes to the application have been reviewed, Mr. Schissler will document and send to the board. Mr. Manning ok with changes.
- Suggestion that Planning Board ask Kevin Lincoln for a copy of the revision of the the town road specifications.

6) Public Comment

Mr. Schissler provided 3 maps from prior projects for our records

Mr. Schissler provided a letter from the fire department to the Planning Board listing its concerns with the Stackman project. Mr. Stackman recently addressed fire and emergency crews.

Mr. Manning suggested asking the Town Board to hire a consultant to review our subdivision regs. It would half to go out to bid. But would save time and provide experience and knowledge of best practices.

Mr. Thomson asked about the status of the alternate and the absences of the existing members.

Motion to close meeting Mr. Gillman

Second Mr. Straight

All approved. Meeting closed 7:32 pm.