

# **TOWN OF DAY PLANNING BOARD REGULAR MEETING APRIL 5, 2010**

**Members Present:** David Cox, Chairman  
Ted Mirczak  
Jack Vaillancourt  
Eileen Brennan  
Dick Traeger  
David Avigdor, Town Attorney

**Members Absent:** None

**Motion** by Jack Vaillancourt, seconded by Board Member Brennan to approve the minutes of March 1, 2010. Ayes: Cox, Mirczak, Brennan, Vaillancourt, Traeger. Carried: 5-0.

**Old Business:** **BRADLEY, Alan R. Jr.**  
**PB09-06SPR Tax Map #42.-1-83**  
**Viewshed Location**

Chairman Cox asked for any questions or comments from the Board Members. Board Member Traeger inquired if Mr. Bradley was adding an additional structure other than the 28 x 40 cabin. Chairman Cox stated it came to the Board's attention that there was an additional structure included in the building plans which were submitted to Code Enforcement Officer Metzler. Mr. Bradley stated at the March meeting that this structure was still in the planning stages and not a part of this application. Board Member Traeger stated Mr. Bradley did not reveal that he was planning a second structure at the initial time of application. Chairman Cox stated it would have been preferred to have all the pertinent information of all planned construction at the initial submission but the Board does have all information relating to only the 28 x 40 structure prior to their decision. He stated he believed Mr. Bradley has hired an architect to commence the design process for the larger structure which would be the subject of a future application.

Mr. Bradley stated he has not hired an architect. He stated in order to construct a building on his parcel, it was necessary to go through the site plan review process. In the future, when he decides to add an additional building, he understands that he must go through the site plan review process again. He wished to point out that these would be two separate building projects. At this time the Board would only have to consider the 28 x 40 cabin.

Chairman Cox stated he also understands the reason the septic system is so large is that if Mr. Bradley does add an additional structure, the septic system will be able to accommodate it. Mr. Bradley stated that was correct. Board Member Traeger inquired what would this cabin be converted to. Mr. Bradley stated it would be a workshop and garage.

**Motion** by Jack Vaillancourt, seconded by Board Member Brennan to approve Application No. PB09-06SPR which includes the 28 x 40 structure, clearing of one or two trees in the area of the septic system, and limited clearing of trees in the immediate perimeter of the 28 x 40 structure. Any future clearing of any kind or any additional construction would require a site plan review before this Board. Ayes: Cox, Brennan, Vaillancourt. Nays: Traeger. Abstention: Mirczak. Carried: 3-1.

**New Business:** None.

**Correspondence:** APA Major Project Notice 2010-43 which is an approval of a pump out station at Majestic Mountain Marina. Board Member Vaillancourt stated he was not aware of an existing pump out station and inquired if it was above ground and where it was located on the property. Chairman Cox stated he was not aware of the location but believed it may be located on or near the docks for use by boats. While the APA notice indicates it is a new system, Code Enforcement Officer Metzler stated it is a replacement of an existing system and requires no action by this Board.

Saratoga County Planning notifying members of scholarship funds available for stormwater training.

**Motion** by Ted Mirczak, seconded by Board Member Traeger to adjourn the meeting at 8:15 p.m. Ayes: Cox, Mirczak, Brennan, Vaillancourt, Traeger. Carried: 5-0.

Respectfully submitted,

Diane Byrne  
Secretary