

TOWN OF DAY PLANNING BOARD REGULAR MEETING MARCH 1, 2010

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

Members Absent: Dick Traeger

Motion by Ted Mirczak, seconded by Board Member Brennan to approve the minutes of February 1, 2010. Ayes: Cox, Mirczak, Brennan, Vaillancourt. Carried: 4-0.

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

Board Member Mirczak recused himself for the reasons stated at last month's meeting. Mr. Bradley was provided with Saratoga County Planning's Referral Review #10-18 which stated "No Significant County Wide or Inter Community Impact." He was also provided with a memo from the Secretary regarding clarification of the number of structures to be located on his parcel. Also, included in the packet was a septic plan for a 2000 gallon tank to service a six bedroom home. Also, included was a map provided by Code Enforcement Officer Metzler which indicates the impact on the Viewshed in several different directions from the location of the building site.

Chairman Cox reviewed the revised building site sketch with Mr. Bradley which indicates a larger structure in addition to the 28 x 40 structure. Mr. Bradley stated the larger structure is in the planning stages at the present time and not included on this application. Mr. Bradley stated the 28 x 40 structure is the only structure currently being considered on his application. He further stated he and his family will be residing in the 28 x 40 structure until the architectural plans are finalized for the larger structure. Mr. Bradley stated that is the reason the septic system is so large, it will also accommodate a six bedroom home. He further stated there will be a kitchen and bathroom in the 28 x 40 structure which will be removed when the six bedroom home is constructed due to zoning law not permitting two homes on this parcel. The 28 x 40 structure will eventually become a workshop.

Chairman Cox stated at last month's meeting Mr. Bradley stated a few additional trees may be required to be cut at the location of the

septic system. Mr. Bradley stated only two trees may be required to be cut for the septic system but there is dense forest in that area and it should not impact what is able to be seen from areas on the lake. He stated the decision to cut the trees will be made by his excavator, Kim Bovee and his engineer, Gary Robinson. Mr. Bradley stated the sketch is not to scale and the location of the septic system may be closer to the structures than indicated on the sketch. At the present time, the holes for the perk test have been dug and are in the cleared area. Chairman Cox stated for clarification that Mr. Bradley is anticipating very few trees to be cut for the septic system. Mr. Bradley agreed and stated there may not be any further tree cutting.

Board Member Vaillancourt stated due to the location of the larger structure, it was necessary to locate the septic fields where they are indicated on the sketch. He further stated this clears up his confusion on the great distance between the tank and the fields at last month's meeting. He inquired if Mr. Bradley would be installing another septic tank near the large structure. Mr. Bradley stated they would be.

Chairman Cox inquired if there were any changes since the last meeting? Mr. Bradley stated there were not.

Motion by Eileen Brennan, seconded by Board Member Vaillancourt to approve Application No. PB09-06SPR, Alan R. Bradley, Jr., site plan review and declare the preliminary application the same as the final application as no changes have been made and set April 5, 2010 for a Public Hearing. Ayes: Cox, Vaillancourt, Brennan. Carried: 3-0.

Mr. Bradley inquired if the meeting would be moved due to it falling on the Monday after Easter. Chairman Cox stated it would not. Chairman Cox stated the Secretary would provide Mr. Bradley with all information required for neighbor notifications.

Correspondence: Board Member Mirczak inquired about the letter received from an attorney requesting file information regarding Majestic Mountain Marina which included a letter from APA. This regarded a proposed placement of a marine pump-out facility. A memo from the Secretary indicated this was a replacement and would not require action from the Planning Board. Board Member Mirczak inquired if this was correct due his confusion if this was a replacement or new as it is referred to in the APA correspondence. The Secretary stated in her consultation with Code Enforcement Officer Metzler, he stated a system exists at Majestic Mountain Marina and the APA letter is not worded correctly.

Secretary's Report: The Secretary stated all registrations and reservations have been made for the APA Local Government Day Conference in Lake Placid and room reservation confirmations were provided to Board Members.

Guest: Jason Kemper, Director of Saratoga County Planning, reviewed via an internet connection utilizing the Town's new digital projector and laptop, the new website which can currently be accessed at www.giswebhosting.com/SaratogaCounty/.

Director Kemper stated this 75% prototype version of the future website is a very different technology which will be much faster and be individualized for each town. The Town of Day's zoning districts can be uploaded (i.e. Viewshed Protection area) and every town will be included in the County layers of information. Each town must provide that information to the County. A user can focus on the entire County, the Town of Day or a single parcel. Maps will be available in contours and digital elevations, will have high transparency and show layers. Anyone familiar with "Google street view" will also see that same feature available on the County website.

Director Kemper reviewed the menu which included zoom views and will have archived photos available. The County GIS representative can work with individual towns to include any information the town wishes to submit and if it requires individualized service, the cost to the town would be less than \$200.

Director Kemper encouraged members to explore the website and if they have any questions to contact him. He also stated he would be available to any additional in depth instruction when the website is fully functional.

Motion by Ted Mirczak, seconded by Board Member Vaillancourt to adjourn the meeting at 8:15 p.m. Ayes: Cox, Mirczak, Brennan, Vaillancourt. Carried: 4-0.

Respectfully submitted,

Diane Byrne
Secretary