

TOWN OF DAY-PLANNING BOARD

DRAFT MINUTES

JULY 7, 2025

PAGE 1 OF 5

Members present:

Chairman Ted Mirczak

MaryAnn Johnson

Ellen Taylor

Rick Wahrlich

James Pieniazek

Member absent:

Attorney Jeffrey Meyer

Motion made by MaryAnn Johnson to approve and accept minutes from December 2, 2024, seconded by Ellen Taylor.

Ayes:

Chairman Ted Mirczak

MaryAnn Johnson

Ellen Taylor

Rick Wahrlich

James Pieniazek

Carried: 5-0

Chairman Ted Mirczak introduced the new member – James Pieniazek. Jim stated thank you for him getting appointed to the Planning Board. He stated he did come in prepared due to the thoroughness of the information he received prior to the meeting from the Planning Board Clerk.

**TOWN OF DAY-PLANNING BOARD
DRAFT MINUTES
JULY 7, 2025
PAGE 2 OF 5**

New Business:

Boundary Line Adjustment Between:

Parcel # 33.18-1-69- Teresa DeRubbo, 1330 Kathan Rd., Corinth, NY 12822

And the lands of the Overlook Beach Club located along Kathan Rd., Corinth, NY, 12822, Parcel # 33.18-1-23.11

Teresa DeRubbo, property owner and Dolores Weaver, President of the Overlook Beach Club and Timothy McAlonen, a Surveyor at Environmental Design Partnership were present.

Mr. McAlonen had a detailed survey map and an aerial map of the property. He explained the boundary line as it is now and how it will be after the adjustment.

The Overlook Beach Club is wanting to deed a ½ acre parcel to Mrs. DeRubbo for her convenience of getting from her property to the beach property on the Sacandaga Lake that she has a permit to use from the Hudson River Regulating District. The ½ acre parcel is a grassy seeded lawn and the Hudson River Regulating District is mandating she upkeep the parcel as is. Mrs. DeRubbo says that it is not a problem and actually she has been using this walkway for years.

MaryAnn Johnson states it sounds like a good idea to do this for all involved.

The Board inquired if the Application Fee of \$75.00 was paid to the Planning Board Clerk and I confirmed it had been received.

Motion made by Rick Wahrlich that the Boundary Line Adjustment Application is complete and was seconded by Ellen Taylor.

Ayes:

Chairman Ted Mirczak
MaryAnn Johnson

TOWN OF DAY-PLANNING BOARD

DRAFT MINUTES

JULY 7, 2025

PAGE 3 OF 5

Ellen Taylor
Rick Wahrlich
James Pieniasek

Carried: 5-0

Motion made by Ellen Taylor that the Planning Board be named the Lead Agency for this Boundary Line Adjustment Application and was seconded by MaryAnn Johnson.

Ayes:

Chairman Ted Mirczak
MaryAnn Johnson
Ellen Taylor
Rick Wahrlich
James Pieniasek

Carried: 5-0

The Board discussed the Short Environmental Assessment Form – Part 1 which was submitted with the Application – and stated they saw no problem with it.

The Board discussed and completed Part 2 of the Short Environmental Assessment Form – which needed to be done to make the Board’s decision official that this Boundary Line Adjustment would have no impact on the property or surrounding properties.

Chairman Ted Mirczak checked the box on Part 3 of the Short Environmental Assessment Form- which states if the Board has determined, based on the information and analysis and any or all supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Chairman Ted Mirczak signed and dated Part 3 – Determination of Significance because the Board decided no problem with the Boundary Line Adjustment.

TOWN OF DAY-PLANNING BOARD

DRAFT MINUTES

JULY 7, 2025

PAGE 4 OF 5

Motion made by Ellen Taylor that the Board accepts the completed Short Environmental Assessment Form – Part 1,2 and 3. Rick Wahrlich seconded it.

Ayes:

Chairman Ted Mirczak
MaryAnn Johnson
Ellen Taylor
Rick Wahrlich
James Pieniazek

Carried: 5-0

Chairman Ted Mirczak states a public meeting is not necessary.

Motion made by MaryAnn Johnson that no public hearing necessary. Rick Wahrlich seconded it.

Ayes:

Chairman Ted Mirczak
MaryAnn Johnson
Ellen Taylor
Rick Wahrlich
James Pieniazek

Carried: 5-0

Chairman Ted Mirczak explained to the property owner – Mrs. DeRubbo and her surveyor, Mr. McAlonen that this is a Conditional Approval – the deed language needs to be changed and a new mylar of the property showing the new Boundary Line needs to drawn up and submitted to our Attorney Jeffrey Meyer for his review and approval.

TOWN OF DAY-PLANNING BOARD

DRAFT MINUTES

JULY 7, 2025

PAGE 5 OF 5

Chairman Ted Mirczak states there is a 60-day timeline. When he receives these updated documents, he will stamp and sign them to show the Approval of the Planning Board.

Mr. McAlonen will then take new map and deed to file and have registered with Saratoga County Tax Department.

Mr. McAlonen requested from the Planning Board Clerk that she forward Attorney Jeffrey Meyer's contact information. I did.

Motion made by Ellen Taylor that this is a Conditional Approval only. James Pieniazek seconded it.

Ayes:

Chairman Ted Mirczak
MaryAnn Johnson
Ellen Taylor
Rick Wahrlich
James Pieniazek

Carried: 5-0

Motion made by Rick Wahrlich to adjourn the meeting. Ellen Taylor seconded it.

Ayes:

Chairman Ted Mirczak
MaryAnn Johnson
Ellen Taylor
Rick Wahrlich
James Pieniazek

Carried: 5-0