

APPROVAL OF MINUTES: In review of the November 24, 2014 meeting minutes, an amendment to the "motion to adjourn" the meeting was needed indicating Brian Mattison had made the motion to adjourn the meeting.

Brian Mattison made a motion to accept the November 24, 2014 meeting minutes, with above changes, motion was 2nd by Chad Wilson.

Ayes: 5

Abstained: Curt Rehm

November 24, 2014 meeting minutes were accepted with above change made.

ORGANIZATIONAL MEETING: No organizational meeting agenda items noted.

ORGANIZATIONAL MEETING: Closed

PUBLIC COMMENTS: No Public comments.

NEW BUSINESS:

- **Ken Canastar – Boundary Line Adjustment.**

- A portion of Mr. Canastar's existing driveway is on his neighbors' property. Mr. Canastar negotiated with his neighbor to buy the driveway property, approximately 200 square feet. A Boundary Lot Line Adjustment agreement was presented by Mr. Canastar.
- Attorney, Mary-Ellen Stockwell reviewed the Boundary Lot Line Adjustment agreement and advised that it is typically precedent by the board to require language indicating no new lot is being created, that the piece being conveyed is being merged with the other parcel. The agreement presented did not include this language. A recommendation by Ms. Stockwell to board to request this language be included in the Lot Line Agreement.
- Per Ms. Stockwell, in order to maintain one tax document, the agreement must indicate this parcel is being merged with the existing parcel.
- Ms. Stockwell agreed to provide Mr. Canastar with the specific language requested by the board. kacanastar@gmail.com
- A motion was made by William Hohmann, 2nd by Brian Mattison, to accept the Boundary Line Adjustment, provided the Boundary Line Agreement and the Mylar included the required language, subject to the town attorney review. Ayes: 6

- **Michael J O'Connor – Davis and O'Connor Attorneys P.C.**

- **Boundary Line Adjustment for Bernard & Bolden**
- Bernards' are selling their property and are looking to straighten out their common boundary line.
- A signed Boundary line Agreement was presented by Mr. O'Connor, the agreement included the board required language. Also, a copy of the survey prepared by Van Dusen & Steves.

- Upon review of the agreement and survey map, a motion was made by Bill Hohmann, 2nd by Butch Barrett, to accept and approve the Boundary Line Adjustment. Ayes: 6
- Copies were stamped by Don Bedeaux, Chairman and Secretary, Anne Wilcox.
- **Jointa-Galusha LLC – 3 lot subdivision – Patten Mills Rd.**
- Mr. O'Connor presented a completed Sketch Plan Application for Subdivisions, SEQR form and survey map to the Board for review and approval.
- Currently Jointa-Galusha LLC currently has a long term lease on the parcel of land located on Patten Mills Rd from Elaine Green.
- Mrs. Green is preparing to sell the parcel and eliminate the lease, to Jointa-Galusha LLC.
- Survey maps were provided to all members of the Planning Board for their review.
- Per Mr. O'Connor the use of the land is not changing.
- Lot # 1 will be in Galusha's name.
- The lands of Elaine Green (other than the one being conveyed to Jointa-Galusha) 31.33 acres, are being subdivided.
- 7.73 acres are being conveyed to Michael Gould. Mr. Gould advises he wishes to keep this 7.73 parcel separate from his adjoining home parcel.
- The remaining 23.6 acres (Lot #2) will remain owned by Elaine Green.
- Upon review of the subdivision application, sketch plan and survey, a motion was made by Brain Mattison, 2nd by Butch Barrett, to accept the subdivision application with the sketch plan and set a public hearing for the February 23, 2015 meeting at 7pm. Ayes: 6
- Notification of the Public Hearing will be published in the Post Star.
- \$80 cash was collected from Mr. O'Connor for the Sketch plan application & subdivision. The fee is \$75, Mr. O'Connor was advised the Town Clerk will mail him \$5 change.

- **MISC:**

Chairman Bedeaux advised the board that 4 hours of training credits a year are required by each Planning Board member. Mary-Ellen advised per local law, the year begins on the date their term began; for example if your term began in March, the training would need to be completed by the following March. Ms. Stockwell advised the board that Myer & Fuller are conducting a training session on April 23, 2015 in Ticonderoga.

Chairman Bedeaux advised that the Town is advertising for a Planning Board member and the ad was placed in the Post Star.

Roll Call was completed.

ADJOURN:

A motion was made by Brian Mattison, 2nd by Bill Hohmann, to adjourn the meeting at 7:50 pm.