

DRAFT MINUTES

APPROVED ON :Aug.16, 2023

TOWN OF FERRISBURGH PLANNING  
COMMISSION

MINUTES

WEDNESDAY JULY 19, 2023

At Town Offices and on Zoom

Members present: Bessie Sessions, Bob Beach, Walter Reed, Gail Blasius, Arabella Holzapfel, Bonnie Barnes, Jean Richardson

Members Absent: Mike Quinn, Anne Cohn

Minute taker: Jean Richardson

Town staff present: Steven True

Applicants present: Cheryl DeVos; Will Duane; Amine Zaghdoud; Scott Hardy

Members of the Public present: Jeanne Kelly, Clark Hinsdale, Mike James, Adam Germaine, Dean Pepperdine, Lois Lucai.

1. Meeting was called to order at 6:58 pm by Bob, and quorum determined.
2. Minutes of June 21 , 2023 were approved on Motion of Gail, seconded by Arabella. Motion carried.
3. Application 23-076. Subdivision Amendment, 525 Ashley Road; Applicants John and Cheryl DeVos; Rural Agricultural (RA-5) and Conservation District; Parcel ID #. 04/01/15.11.

STAFFREPORT: Steve provided an e-mail from VLT dated July 28, 2022 stating that VLT agrees to this amendment, and further stated that the application is complete.

The PC reviewed the final Plat dated 6/14/23.

PUBLIC COMMENT: Clark Hinsdale questioned why this was an Amendment to a Subdivision and PC explained the regulations. Clark questioned the Fee paid, and PC stated it was correct but agree that fees should be reviewed. Clark asked why the additional 67 acres is not shown on the plat. Will Duane will add this acreage while ensuring that the complicated details of the new boundaries are still at a readable scale.

MOTION to close the Public Hearing made by Bonnie, seconded by Gail, motion carried.

MOTION to approve the Subdivision Amendment as presented, with the condition that the plat will include the remaining 67 acres, made by Bessie, seconded by Jean, motion carried.

4. Application 23-077. Final Plat Review of 3 Lot Subdivision, US Route 7. Applicant : Amine Zaghdoud; Rural Agricultural District (RA-5); Parcel ID # 05/01/89.2

Site Visit: A site visit took place starting at 6:00 pm with the following persons present: Amine Zaghdoud, Steven True, Bob Beach, Walter Reed, Bonnie Barnes, Arabella Holzapfel, Jean Richardson, Gail Blasius, Jeanne Kelly.

No observations were made on the record following the site visit.

STAFF REPORT: Steve stated that the Application is complete, but notes that although the applicant has an informal approval from Bill Wager re emergency access, there is no formal letter in the file yet.

PUBLIC COMMENT: Jeanne Kelly and Clark Hinsdale state that the application does not comply with the Town Plan, that the 3 lot subdivision would look like a suburban development, and spoil the view of the Adirondacks to the west for those traveling along route 7. Jeanne suggests that the houses be placed on Greenbush road and not Route 7. Clark suggests that houses be placed along the northern hedge and the rest of the land remain open. He offered to help the applicant with this PUD concept.

Applicant would like to be able to build his house this summer. He states that the person who wanted the second lot is no longer interested, and thus one house site is all that is needed at present. Bonnie therefore suggested that the Applicant simply request a Building Permit from the ZA and that the PC continue the Subdivision application to another date. Applicant agrees that he will meet with Steve for a building permit.

MOTION to continue Application 23-077 to August 16<sup>th</sup> made by Bonnie, seconded by Arabella, motion carried.

5. Application 23-078: Subdivision Amendment and Request for Waiver, Lot 10, Atkins Farm Road; Applicant: Scott Hardy; Ferrisburgh Town Center District (FTC-I); Parcel ID # 20/20/15.10

STAFF REPORT: Steve states that the application is incomplete and should be continued to the next meeting to allow the Applicant sufficient time to gather the necessary documentation, and submit a complete application.

Scott Hardy agrees to continue the application.

PUBLIC COMMENT: Mike James of the Atkins Farm Homeowners Association states that the Association has no problems with this application. He states that the developer, Scott Hardy, has agreed to defray the legal costs associated with amending the bylaws to allow this subdivision.

PC briefly discussed Waivers and the Town Center District.

MOTION was made to continue Application 23-078 to August 16<sup>th</sup> made by Gail, seconded by Arabella. Motion carried.

6. Meeting adjourned at 8:32 pm on motion of Gail, seconded by Arabella. Motion carried.

7. Next meeting: August 16, 2023.

Respectfully Submitted,

Jean Richardson