

Town of Lake Luzerne
Planning Board Minutes
April 26, 2023

After reciting the pledge of allegiance, Chairman John Kurimski called the Planning Board meeting to order at 7:08pm with the following present: Barbara Conway, Toni Springer, Dane Morton, Howard Schaffer, Zoning Enforcement Officer Karen Putney, Deputy Zoning Enforcement Officer Kristopher Kassay, and Town Attorney Mary Kissane. Also present: Rob Hitchcock, Matthew Huntington, Matt Steves, Thomas Reed, Brian Smith, and Timothy Montgomery.

Chairman Kurimski opened the Planning Board meeting with the following items on the agenda.

I. New Application: Site Plan Review 2023SP-2

Owner/Applicant: North Hartland Dry Kilns, Inc/Rob Hitchcock
Location: 1664 Glens Falls Mountain Road
Parcel Number: 306.-1-26
Lot Size: 85.79 Acres
Town Zone: RT (Residential Town)
APA Land Use Classification: Not located within the Adirondack Park

II. New Application: Major Subdivision 2023SD-1

Owner/Applicant: Thomas Reed/Matthew Huntington
Location: Hidden Valley Road
Parcel Numbers: 286.-1-18 (93.30 acres) and 286.-1-36 (2.15 acres)
Town Zone: R-RE (Hamlet Residential) and RC (Residential Countryside)
APA Land Use Classification: Rural Use (8.5 acres minimum per lot)

III. Presentation: Smith/Montgomery Boundary Line Adjustment

Owners: Brian Smith and Timothy Montgomery (representing Norene Montgomery)
Location: Hartman Loop
Parcel numbers: 319.-1-35.1 (15.85 acres) and 319.-1-36 (5.47 acres)
Town Zone: RT (Residential Town) and RU (Residential Rural)
APA Land Use Classification: Not located within the Adirondack Park

IV. Accept minutes: February 22, 2023

V. Old/new business

I. New Application: Site Plan Review 2023SP-2

Cersosimo Lumber Company is proposing a 28' x 70' addition to the lumber mill and installing a truck scale. Steel building will provide covered space under which Cersosimo will construct wood mud mats for wholesale distribution. No increase in the number of employees or trucks over current numbers is expected. The addition will match the adjacent existing building and no new exterior lights will be added.

SEQR: Type II Action, Exempt 617.5 c (9) (<4,000 sq. ft. expansion)

APA: Jurisdictional determination not required, parcel is not located within the Adirondack Park

County Planning: County referral not required

Property is not located in a flood plain and no documented wetlands are located on this parcel.

John Kurimski made a motion to approve Site Plan Review 2023SP-2, seconded by Dane Morton.

Kurimski: Aye

Conway: Aye

Springer: Aye

Morton: Aye

Schaffer: Aye

All in favor: 5, Opposed: 0, motion carried.

No public hearing was called for, Site Plan approved.

II. New Application: Major Subdivision 2023SD-1

Owner Thomas Reed represented by Matt Huntington is proposing a Major Subdivision involving parcel number 286.-1-18 (93.30 acres) and 286.-1-36 (2.15 acres) which is currently 2 lots and will result in the creation of 11 lots for a total of 9 building sites. The portion proposed to be subdivided and built on is all within the Residential Resort (RE) zone. The other zone within the parcel is Rural Countryside (RC) but there is no plan to build there.

The Planning Board is requesting that the Town Board approves a request to have the Town's engineer review the proposed preliminary plat and design as the applicant is going to ask the Town to take over the road and stormwater management areas if the subdivision is approved.

SEQR: Type I Action, Full Environmental Form submitted

APA: Rural Use Land Classification, Subdivision Application review in progress
County Planning: County Referral not required

APA wetlands are located on parcel 286.-1-18
Parcels are not located in flood plain

2

John Kurimski made a motion to refer Major Subdivision application 2023SD-1 to the Town Board for the purpose of reviewing and determining whether the road and stormwater management system would be taken over by the Town, seconded by Toni Springer.

**Kurimski: Aye
Conway: Aye
Springer: Aye
Morton: Aye
Schaffer: Aye**

All in favor: 5, Opposed: 0, motion carried.

John Kurimski made a motion to establish the Lake Luzerne Planning Board as Lead Agency for SEQR Review for Major Subdivision application 2023SD-1, seconded by Dane Morton.

**Kurimski: Aye
Conway: Aye
Springer: Aye
Morton: Aye
Schaffer: Aye**

All in favor: 5, Opposed: 0, motion carried.

John Kurimski made a motion to hold a public hearing for Major Subdivision 2023SD-1 on May 24, 2023 at 7:00pm, seconded by Toni Springer.

**Kurimski: Aye
Conway: Aye
Springer: Aye
Morton: Aye
Schaffer: Aye**

All in favor: 5, Opposed: 0, motion carried.

Public Hearing was set for May 22, 2023 at 7:00pm.

III. Presentation: Possible Boundary Line Adjustment on Hartman Loop Property

Brian Smith and Tim Montgomery representing his mother Noreen Montgomery presented their proposal for a boundary line adjustment. Discussion ensued regarding the way these properties contain more than one Town Zone classification and how and where to adjust the property lines for a boundary line adjustment.

3

IV. Accept Meeting Minutes

John Kurimski made a motion to accept minutes from February 22, 2023, seconded by Toni Springer.

All in favor: 5, Opposed: 0, motion carried.

V. Old/New Business

No new/old business was discussed.

John Kurimski made a motion to adjourn at 8:27 PM, seconded by Barbara Conway.

All voted in favor of adjournment.

Respectfully submitted,
Kristopher Kassay

