

EDINBURG PLANNING BOARD

December 12, 2024

Date of Meeting

Regular Meeting

Type of Meeting

Public Hearing

Preliminary Conference

Doug Sterling, Wendy Clark,
and Rich Kedik

Members Present

Bruce Brownell

Members Absent

Michael Stewart, Interim Code Enforcement Officer
Mary Beth Walsh, Town Attorney

Others

Regular Meeting:

Chairman Sterling opened the meeting at 7:04 p.m.

Approval of Minutes:

Board Member Clark made the following motion:

BE IT RESOLVED the minutes for the November 14, 2024 meeting are approved.
Board Member Kedik seconded the motion. All in favor, none opposed. Carried: 3-0.

Public Hearing:

Application No. 2024-002

Marvin and Alice Hassell Family Trust

(represented by Deborah Zlotnick-daughter)

Tax Map No. 68.13-1-10 and 68.13-1-9

Boundary Line Adjustment

Discussion ensued regarding previous adjournments; withdrawal or abandonment of an application; etc.

Town Attorney Walsh stated the public hearing should not be closed because it would result in the Board being required to make decision within 62 days of closure. The Applicant should be given additional time to obtain the notarized letter from her brother. It was agreed that the Applicant should be given a month or two additional time.

Chairman Sterling asked Town Attorney Walsh for advice on how to handle this application if there is no action on it. CEO Stewart stated he did correspond through emails with the Applicant on December 3rd that she is still in talks with her brother and knows what

should be included in her brother's notarized letter. Town Attorney Walsh stated in the event the Applicant does not appear within the agreed time frame, the Board should send a letter to the Applicant signed by the Chairman that the application is closed due to inaction. It should review the timeline of the application; state that the Board held the public hearing open for a number of months and it appears at this point there hasn't been any action on the application specifically the lack of a certified letter from her brother; and, if she withdraws the application she has the ability to re-apply.

Board Member Kedik made the following motion:

BE IT RESOLVED the Public Hearing in the matter of Application No. 2024-002, Marvin and Alice Hassell Family Trust, (represented by Deborah Zlotnick-daughter), Tax Map No. 68.13-1-10 and 68.13-1-9, Boundary Line Adjustment is adjourned. All in favor, none opposed. Carried: 3-0.

**Preliminary Conference: Application No. 2012-003
 Leland and Janice Robinson
 Tax Map No. 80.-3-42
 Minor Subdivision**

The Applicants did not appear. The following items were discussed by Board Members:

- APA referral is not complete. APA has classified it as a Class A regional project requiring an agency permit. Discussion ensued if wetlands were required to be designated on the survey map.
- Lengthy discussion ensued to understand the details of the survey map.
- Neighbor (Bennett) disputes the shared property line with Robinson. CEO Stewart stated Mr. Bennett does not want to pay for a survey map but would speak at the public hearing.
- No covenants have been shown to CEO Stewart and he believes there are none.
- There are no new curb cuts.
- Certificate of adequacy by appropriate state agency regarding water supply is not required.
- A deed is required for the trailer park.
- Saratoga County Planning referral has not been submitted and CEO Stewart is waiting for a date of the public hearing. It was noted there is a deadline requirement for submission for the County Planning referrals.
- While it is the intention of the Planning Board to deem the application complete at the January 23rd meeting, if all required application materials including revisions to the map are not received, it will be not be deemed complete.

It was determined the following needs clarification and must be included on the survey map:

- All acreage figures need to appear on proposed parcels along with the addition of "E" indicating the remaining acreage after subdivision.
- Each parcel must be indicated more clearly labeled with acreage on the survey map.

- There must be clarification of “D.”
- Setbacks, septic systems, and wells must be located on the map.
- Wetlands do not need to be flagged because there is no new construction.
- The scale of the survey is adequate.

All Board Members agreed this application was incomplete and cannot proceed to a public hearing at this time.

Old Business: None.

New Business: None.

Board Member Clark made a motion to adjourn the meeting at 7:43 p.m. Board Member Kedik seconded the motion. All in favor, none opposed. Carried: 3-0.

Respectfully submitted,

Diane Byrne
Secretary