



SHERMAN CRAIG
Chairman

TERRY MARTINO
Executive Director

Draft Minutes
Regulatory Programs Committee
October 13, 2016 Agency Meeting

MINUTES OF THE REGULATORY PROGRAMS COMMITTEE MEETING October 13, 2016

The Committee meeting convened at approximately 9:30 p.m.

Regulatory Programs Committee Members Present

Arthur Lussi, John Ernst, Barbara Rice, Daniel Wilt, and Sandi Allen.

Other Members and Designees Present

Robert Stegemann, William Thomas, Karen Feldman, Bradley Austin, Chad Dawson, and Sherman Craig.

Local Government Review Board

Fred Monroe.

Agency Staff Present

Terry Martino, James Townsend, Richard Weber, Virginia Yamrick, Thomas Saehrig, Susan Parker, Steve Brewer, Jennifer McAleese, and Sarah Reynolds.

Approval of Draft Committee Minutes for September 2016

A motion to approve the draft committee minutes was made by Mr. Wilt and was seconded by Mr. Ernst. All were in favor.

Deputy Director Report

Mr. Weber reviewed the division reports and statistics relevant to permit applications received and permits issued.

Mr. Weber provided a brief presentation on the Agency's variance procedures followed by staff when reviewing variance proposals.

Project (V. Yamrick)

P2016-0048, Saratoga County Emergency Services
Town of Edinburg, Saratoga County
Rural Use Land Use Area

This project is described as an extension of an existing 90 foot tall monopole telecommunications tower to a maximum tower height of 105 feet. A 5 foot lightening rod will be placed at the top of the tower increasing the overall height to 110 feet above ground level. All existing tower antennae will remain at their respective mounting heights. A 36 inch diameter microwave dish is proposed on the 15 foot tower extension, and will be located at the centerline mounting height of 100 feet above ground level.

Ms. Yamrick presented an overview of the jurisdictional predicates for the project pursuant to the Adirondack Park Agency Act.

Ms. Yamrick reviewed the project location. She provided a visual analysis of the site. She discussed the existing and proposed infrastructure.

Ms. Yamrick reviewed the alternatives considered for the project. She noted that no public comment letters were received; however, post comment period the Town of Edinburg provided comments supporting the project.

Ms. Yamrick discussed the conclusions of law and proposed permit conditions.

Mr. Craig voiced concern of the color of the equipment on the tower. He stated the color of the white dish seems to him less visible than if it was painted black. Ms. Yamrick responded that darker colors tend to blend better with the sky and the natural surroundings.

Mr. Austin asked if the proposed 10 feet will be adequate to meet the applicant's needs. Ms. Yamrick responded that the design analysis indicates that the proposed 10 feet will meet their needs.

Ms. Rice noted that these types of projects are very important to emergency services within the Park. She added that the microwave technology allows for greater communication for all and is cost effective for the counties.

Mr. Lussi asked about the condition shown in the presentation which indicates the applicant can undertake branching in their proposal. Ms. Yamrick responded that the applicant does not intend to involve branching in their proposal therefore the condition will be removed from the final permit. Mr. Lussi then asked why a public hearing was not held on this project. Ms. Yamrick responded that the proposal did not rise to the level of needing a public hearing.

Ms. Rice made a motion to approve and was seconded by Mr. Wilt. All were in favor.

Project (T. Saehrig)

P2015-0204, William, Cheryl and Kevin Davidow
Town of Dresden, Washington County
Moderate Intensity Use Land Use Area

The project is briefly described as a variance involving demolition of the existing single family dwelling located partially within the 50 foot shoreline structure setback area, and replacing it with a larger single family dwelling partially within the 50 foot shoreline structure setback. The applicants desire to increase the size of their single family dwelling to accommodate immediate family members, while at the same time minimizing impacts to neighbors' views of Lake George.

Mr. Saehrig reviewed the hearing materials that were sent out in the mailing packets and detailed the components of the variance request. He reviewed the jurisdictional components of the project and the variance criteria. Mr. Saehrig explained that staff believes the application requests the minimum relief necessary, and noted that a non-jurisdictional alternative was rejected by the applicants because it would have infringed on adjoining landowners views of Lake George. He also explained that water quality will be protected by the implementation of a stormwater management plan, and that the quality of the shoreline will be protected because the dwelling will be in a developed area of the shoreline and will be consistent with the overall character of the neighborhood. In addition, Mr. Saehrig indicated that impacts to the lake views by neighbors to the rear of the dwelling will be minimized, and that the portion of the dwelling located within the shoreline setback area will be back-dropped by a taller portion of the dwelling located outside of the setback area as viewed from the lake.

Mr. Lussi asked about deed covenants and whether they included a building envelope. Mr. Saehrig responded that the deed covenant relating to the rear property line setback was violated prior to the current proposal.

Mr. Wilt asked about the wastewater treatment system. Mr. Saehrig noted that the dwelling is served by a community system.

Ms. Feldman asked whether any removal of trees or vegetation is proposed. Mr. Saehrig responded that two trees in back of the dwelling are proposed to be removed.

Ms. Allen asked whether a stormwater plan had been done for the proposal. Mr. Saehrig responded that there was a stormwater management plan and that Kevin Hastings conducted an analysis and noted that the improvements to be made by the applicants, such as removal of impervious surfaces, will provide for better stormwater management.

Mr. Austin asked about the on-site parking and whether the beach parking was restricted. Mr. Saehrig explained that the community works together to make the parking work for everyone.

Mr. Wilt made a motion to approve the variance and order and Mr. Ernst seconded. All were in favor.

Old Business

None

New Business

None

The meeting was adjourned at approximately 12:00 p.m.