

**WASHINGTON COUNTY PLANNING BOARD**

**Regular Meeting**

**Tuesday, July 12, 2011**

**7:00 p.m.**

**Annex II Building**

- 1) Workshop (6:30 p.m.)
- 2) Call to Order
- 3) Roll Call & Determination of Quorum
- 4) Reading & Approval of the Last Preceding Minutes
- 5) Communications
  - a) APA Project No. 2010-14
    - i) The project is located in the Town of Dresden, Washington County on NYS Route 22, Lake Champlain. The project involves approval for a four-lot subdivision involving wetlands and within 150 feet of edge of NYS Route 22, a statutorily designated Highway Critical Environmental Area. The proposed subdivision will create Lot 1- a vacant 19.22 acre parcel, Lot 2- a vacant 9.2 acre parcel, Lot 3- a vacant 13.35 acre parcel, and Lot 4, a vacant 13.4 acre parcel. Each lot is to be prospectively improved by the construction of one new single family dwelling with on-site water supply and on-site wastewater treatment systems.
  - b) APA Project No. 2011-103
    - i) The project is located in the Town of Putnam, Washington County on Gull Bay Road Ext. in an area designated as Rural Use. The project involves a seven lot subdivision of which four lots require Agency review for creation of more than five lots in Rural Use since August 1, 1973. One new single-family dwelling is proposed on each of the lots.
- 6) Report of the Chair and Discussion
- 7) Old/Unfinished Business
  - a) Village of Fort Edward
    - i) Referral Reviews were sent on June 21, 2011 and we are still awaiting Notice of Final Action.
      1. The board rendered the Site Plan for Lew's Tobacco and More a 'Matter of local concern'.
  - b) Town of Greenwich
    - i) Referral Reviews were sent on June 21, 2011 and we are still awaiting Notice of Final Action.
      1. The board rendered the Area Variance for Eric Talmadge a 'Matter of local concern'.
  - c) Town of Greenwich

i) Referral Reviews were sent on June 21, 2011 and we are still awaiting Notice of Final Action.

1. The board rendered the Special Use Permit for Caryn and Brian Tindal a ‘Matter of local concern’.

d) Town of Greenwich

i) Referral Reviews were sent on June 21, 2011 and we are still awaiting Notice of Final Action.

1. The board rendered the Site Plan for John Carmody a ‘Matter of local concern’.

e) Town of Argyle

i) Referral Reviews were sent on June 21, 2011 and we are still awaiting Notice of Final Action.

1. The board rendered the Adoption or amendment of a zoning ordinance or local law ‘Approved’.

8) New Business

a) GML §239-M Review

i) Town of Kingsbury

Type: Site Plan Approval

Applicant: Thomas Orr

Address: 3580 State Route 4

1. Discussion
2. Recommendation

ii) Village of Fort Edward

Type: Site Plan Approval

Applicant: Darlene Devoe

Address: 49 Broadway

1. Discussion
2. Recommendation

iii) Town of Greenwich

Type: Granting of a special use permit

Applicant: Carol Hopper

Address: 102 Hill Street

1. Discussion
2. Recommendation

9) Adjournment

*re/encs.*

*cc: Tori J. E. Riley – Washington County LDC, President  
Richard Wilson – Department of Public Works, Superintendent  
Sara Idleman – Agriculture/ Planning & Tourism Committee Chair  
Debbie Prehoda – Clerk of the Board of Supervisors  
Sara Chase – Assistant County Attorney*