

**Town of Deposit Planning Board  
Minutes  
3/14/2024**

Present:

Adolf Schaefer  
Michael Anderson

Craig Conklin  
Shelly Johnson – DC Planning

Guests:

Lee Martin

Nick Decker - JHA

The meeting was called to order by chair Adolf Schaefer at 7:02 PM.

Motion by Mike Anderson to approve the February meeting minutes as presented, Seconded by Craig Conklin – carried.

Maus Property Boundary Line Adjustment was resubmitted after disapproval in February. Nick Decker from JHA presented a new application from Paul Maus along with maps proposing to transfer 55.5 acres from parcel ID 368.-1-10.11 to James Spitzer’s parcel 350.-1—2.1. The Maus parcel would retain all road frontage on Roods Creek Road. The deed descriptions presented would include a deed and described right of way that is currently used to access the Maus home on 368.-1-10.11.

Mike Anderson made a motion to classify the application as a Boundary Line Adjustment. Craig Conklin seconded. Motion carried. Craig Conklin made a motion to accept the Boundary Line Adjustment with the condition that the written right of way language be properly transferred into the deeds, motion seconded by Mike Anderson, motion carried. Adolf Schaefer signed the application and all maps, Nick Decker presented a check for the application to the board.

Lee Martin presented an application and maps to the board for a Boundary Line Adjustment transferring 1.045 acres of land from 349.-1-5 to property owned by Alan Martin Tax ID 330.-2-1.12. The maps show remaining lands of .436 as being separate from the house lot fronting on Beebee Hill Road, leaving the parcel land locked. The board called the surveyor Ken Shields to determine why the remaining lands would not be adjusted to the house lot to give it road frontage. It was explained the house lot and the lot that is conveying the 1.045 acres to Alan Martin are part of the same Tax ID but have two separate deeds, most likely combined previously for taxing purposes only. The planning board asked for revised maps indicating the house lot and the remaining lands of .436 acres could not be sold separately along with a note to explaining the two deeds be included on a new map. The review was tabled until Mr. Martin could get new maps to meet the review standards.

The meeting was adjourned on the motion of Adolf Schafer and seconded by Mike Anderson at 8:05 PM.

The next meeting is scheduled for April 11, 2024 at 7:00 PM.

Respectfully submitted,  
Shelly Johnson