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**TOWN OF WATSON - Planning Board  
September 6, 2023**

**PRESENT: Nettie Prusinowski, Nicole Black, Judi Houppert, Jan Cook, Dan Root,**

**Guests: Will Hunt, Mary Misek, Howard Lyndaker**

**Zoom guest: Mitch Zapotoski**

**The meeting was opened at 6:35 p.m. with the Pledge of Allegiance.**

**The agenda for tonight's meeting was reviewed and approved by motion made by Nicole and seconded by Dan. All in favor.**

**The July 5, 2023 minutes were read and accepted by motion made by Judi, seconded by Nettie. Both Nicole and Dan abstained from the vote since they were absent from the July meeting.**

**NEW BUSINESS**

**An application was submitted by Mitch Zapotoski for a minor subdivision on Stillwater Road. A motion to accept the application was made by Dan and seconded by Nettie. All in favor., case number #09062023-01. Property Owners: Mitchell Zapotowski, David Zapotowski, Joan Cameron, Roger Zapotoski. The property is located at 8282 McMullen Rd., Lowville, NY 13367. Parcel #151.03-01-03.000**

**Mitch indicated he had property on the Stillwater Rd. and had spoken to Nettie regarding this. The lot he wants to subdivide is 1.7 acres which is currently a nonconforming lot. From that lot he desired to subdivide .45 acres in order to sell.**

**We viewed the GIS map. Previous lots were sold back in the '50s and do not meet current zoning laws but did at the time they were subdivided.**

**Being the current lot is nonconforming, nothing can be constructed on it since it is non conforming. The lot is less than 2 acres and does not have the 200 ft. of road frontage required to make it conforming. The right-of-way is also not in compliance. Mitch was requesting a subdivision in order to build a camp on the lot.**

**This application was reviewed and discussed.**

**This application was denied due to the original lot being non-conforming and subdividing it would make it into two non-conforming lots.**

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**FLINT/MOSHIER**

**A minor line lot adjustment was submitted for Jacob Flint/Norman Moshier for property located at 6978 No. Four Rd., Lowville, NY 13367.**

**Howard Lyndaker (Kovach Land Surveying) presented the maps indicating the minor subdivision. This lot line adjustment would include adding 0.69 acres to tax parcel No. 198.00-03-06.000 creating a 1.36 acre parcel. A SEQR was completed, but a negative declaration has been declared.**

**The application was reviewed and accepted pending consultation with Ward Dailey. Motion made by Judi, seconded by Dan. All in favor.**

**Nettie made motion to accept the application for the lot line adjustment Case #09062023-02 seconded by Nicole. All in favor.**

**The Advisory Committee is still in the works and should be starting to meet by the 1st of the year.**

**ADJOURNMENT**

**With no further business, motion to adjourn was made by Judi, seconded by Jan at 8:00 p.m. All in favor.**