

Horicon Planning Board

August 21, 2013

Regular Meeting

7:00PM

Present at meeting: Harry Balz Chairman
Bill McGhie, Member
Mike Raymond, Member
Jim Remington, Member
Georgia McMeekin, Alternate

Also Present: Jim Steen, Zoning Administrator
Matt Simpson, Town Board Member
Bob Olson, Town Board Member
Frank Hill, Town Board Member
Attorney Dan Smith, Gerald Hill, Jason Hill, Mike Lewis and Bernie Bolton

Agenda Items: File# 2013-08CU
Tax Map 71.-1-45.1
Lewis, Michael and Brenda
109 Bean Road
Conditional Use to add 25 additional RV sites

File# 2013-09SD
Tax Map 37.-1-27.1
Young, Monica Jean
Dorset Road
5 lot Subdivision

Chairman Harry Balz called the meeting to order at 7:00 PM and stated that Georgia McMeekin will be a voting member in absence of a regular member.

APPROVAL OF JULY MINUTES: Mike Raymond made a motion to approve the July minutes with corrections 2nd by Bill McGhie. ALL AYES

COMMUNICATIONS: The Planning Board would like to save meeting minutes on a memory storage device longer than the state requirement of four months. Several members of the Town Board were present and were addressed regarding this matter. Town Board Member Matt Simpson informed the Planning Board that the Town's server may be a solution as the server was immune to Mal-Ware and was secure. The Town's server would be able to store minutes and data safely and securely.

NEW BUSINESS: File# 2013-08CU
Tax Map 71.-1-45.1
Lewis, Michael and Brenda
109 Bean Road
Conditional Use to add 25 additional RV sites

Chairman Harry Balz brought to the attention of the Planning Board that the original application for this project had only 20 sites listed on the application and wanted it clarified that the applicant had wanted to add 5 additional sites.

Bill McGhie made a motion to amend the application to state 5 proposed additional sites 2nd by Jim Remington. ALL AYES

Chairman Harry Balz stated that the applicant had been delayed long enough and requested that the applicant have design Engineer proceed with updating the site map for the 25 sites and it's utilities. In addition to start preliminary clearing of land. Chairman, Harry Balz stated that the Town would be monitoring the progress.

Chairman Harry Balz also stated that the APA sent correspondence regarding jurisdictional determination regarding this application which states that the APA does not require a permit provided the facts submitted are accurate and complete, and provided there is compliance with the following restrictions:

- 1) Due to the close proximity of the wetlands located around the construction site, silt fencing was required around the perimeter of the campground expansion construction site to provide protection for the wetlands.
- 2) The project must be undertaken in accord with the APA regulations implementing the Freshwater Wetlands Act.
- 3) A new on-site sewage disposal system may not be located within 100 feet of any wetlands without an APA permit.
- 4) The local land use regulations administered by the Town also limit the use of property and specify lot size and dimensions, setbacks for structures, building height and septic system requirements.
- 5) No structure other than residential radio and television antennas and certain agricultural structures may exceed 40 feet in height without an APA permit.

Chairman Harry Balz requested the applicant submit the updated site map at the next Planning Board meeting.

Jim Steen questioned Chairman Harry Balz about the need for a updated site map showing the septic design before Planning Board final approval stating that the septic system is under New York State Dept. of Health jurisdiction and subjected to their approval, and was perplexed by the request to have applicant spend thousands of dollars on engineered septic plans before final approval of Planning Board, when only the DOH and Zoning Administrator have the authority to approve any septic design.

Jim Steen stated that September's meeting was too soon too have DOH approval and added that the process was not only complicated but expensive.

Chairman Harry Balz withdrew his statement but said he would like to see the drawings anyway and added that the Planning Board would have final approval on this project and have authority to approve any septic design.

Mike Raymond made a motion to deem the application complete with provisions that applicant follow restrictions of letter sent by the APA, and to schedule a public hearing for September 18th.

2nd by Bill McGhie. ALL AYES

**NEW BUSINESS: File# 2013-09SD
Tax Map 37.-1-27.1
Young, Monica Jean
Dorset Road
5 lot Subdivision**

Attorney Dan Smith was present to represent the land owner Monica Jean Young. Monica Jean Young and Jason Hill are proposing a 5 (five) lot subdivision. Property extends into the 10 acre zone which means that the road frontage has to comply with the density requirements though any proposed building would probably be in the R2-5 acre zone which requires only 300 feet of frontage. Lot #5 is proposed to be 8.077 acres where 10 acres is required. Attorney Dan Smith continued to state the owners received road frontage variances for lots #4 and 5 and a density variance for lot #5 from the Zoning Board. The APA agency staff reviewed the variance determination by Zoning Board and determined no further APA review was needed.

Attorney Dan Smith continued on by explaining that lot #3 was proposed to be sold to Dana and Ginger Langworthy and merged with their present adjoining property.

Bill McGhie made a motion to deem the application complete and schedule a public hearing for September 18 2nd by Jim Remington. ALL AYES

UNFINISHED BUSINESS: None

PUBLIC COMMENTS: None

BOARD COMMENTS: None

NEXT MEETING: September 18, 2013,

Being no further business before the board, the meeting was adjourned at 8:20PM.

Respectfully submitted

Dorothy Johnson, Secretary