

**Town of Horicon  
Planning Board**

**February 18, 2015  
MINUTES**

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**Present at Meeting:** Bill McGhie, Chairperson  
Teri Schuerlein, Vice-Chair  
William Siegle  
Mike Raymond  
Dan Freebern  
Joe Turcotte, Alternate #2

**Also Present:** Jim Steen Zoning Administrator,  
Mike Hill, Esq., Town Attorney

Mary Ellen Stockwell Attorney and Bob Olson, Town Board member

**ADENDA ITEMS:           File # 2014-03SD Brant Lake Farm LP Tax Map 55.-2-5.1,  
55.-2-5.2 and 55.-2-6**

**Pledge**

Chairperson, William McGhie called the meeting to order at 7:05 p.m.

**Approval of minutes:** Teri Schuerlein made a motion to approve the minutes from January 21, 2015 as amended, 2<sup>nd</sup> by Mike Raymond. Dan Freebern abstained from voting on the minutes as he was absent for the January 21, 2015 Planning Board Meeting. All AYES.

**Public Hearing:           File # 2014-03SD**  
Tax Map 55.-2-5.1, 55.-2-5.2 and 55.-2-6  
Brant Lake Farm LP  
State Route 8  
Proposed 3 Lot Subdivision

Attorney Mary-Ellen Stockwell representing Brant Lake Farm LP stated the language requested at the previous Planning Board meeting was placed on the map and in the deed with letter references denoting the easements for the driveway and walking trails as well as language indicating the lakeside lot is not a separate building lot and conveyed as one parcel of land.

Mike Raymond had a question regarding the APA letter received and its findings.

Mary-Ellen Stockwell reviewed with the Board the APA letter that determined the application for the proposed subdivision is incomplete and went on to clarify what additional information will be needed such as signatures, wet land boundaries and site visit in the spring in order to complete the APA application.

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A discussion ensued between the Board members regarding the signatures of Ann Carmel and Abigail Erdman and the Limited Partnership. Board members discussed conditions to be placed on the proposed subdivision approval.

Mike Raymond stated that all of the APA requests are easy to comply with and on the advice of counsel from Town Attorney Mike Hill, after the SEQRA review, if a negative SEQRA determination is made the board could approve the proposed subdivision with conditions.

Teri Schuerlein made a motion to close the Public Hearing, 2<sup>nd</sup> by Dan Freebern. ALL AYES.

**Unfinished Business: File # 2014-03SD**

Tax Map 55.-2-5.1, 55.-2-5.2 and 55.-2-6  
Brant Lake Farm LP  
State Route 8  
Proposed 3 Lot Subdivision

The Board members reviewed the SEQRA application and Mike Raymond made a motion to declare a negative SEQRA declaration, 2<sup>nd</sup> by Bill Siegle. ALL AYES.

Teri Schuerlein made a motion to approve the application with the following conditions:

1. Submission of additional documentation that Ann Carmel is authorized to sign on behalf of Brant Lake LP or both Ann Carmel and Abigail Erdman jointly authorize the application for the proposed subdivision.
2. APA permit be obtained or letter from APA that no permit will be necessary.
3. Chairman will not stamp or sign the maps and Mylar for the proposed subdivision until first two conditions are satisfied. 2<sup>nd</sup> by Mike Raymond. ALL AYES.

Public Comments: Bob Olson, Town Board member thanked the Planning Board for their efforts.

Mary-Ellen Stockwell thanked the Planning Board on behalf of their clients, Brant Lake Farm LP.

Mike Raymond made a motion to adjourn the Planning Board meeting. 2<sup>nd</sup> by William Siegle. ALL AYES.

Meeting adjourned at 7:55 p.m.

Respectfully submitted,  
*Terri Katsch*  
Secretary