

**Present at Meeting:** Harry Balz, Chairman  
Bill McGhie, Member  
Jim Remington, Member  
Teri Schuerlein, Member  
Michael Raymond, Member  
Georgia McMeekin, Alternate

**Also Present:** Bob Olson, Town Board Member  
Gary Frenz, Zoning Board Chairman

Gail Frenz, Sandra & Eddie Ragule, Sue Vanderwerken, Attorney Matt Fuller

<b>Agenda Items:</b>	<b>File # 2013-10SD</b>	<b>Tax Map 55.-2-9</b>	<b>Carroll Point, LLC</b>
	<b>File # 2013-03BL</b>	<b>Tax Map 88.14-1-6.1</b>	<b>House, Craig &amp; Dave</b>
	<b>File # 2013-09CU</b>	<b>Tax Map 88.10-1-22</b>	<b>Ragule, Sandra</b>

Chairman Harry Balz called the meeting to order at 7:05 PM

Pledge

**Approval of Sept. Minutes:** Jim Remington made a motion to approve October minutes. 2<sup>nd</sup> by Bill McGhie.  
All Ayes.

**Communications:**

**New Business:** **File # 2013-10SD**  
**Tax Map 55.-2-9**  
**7417 State Route 8**  
**Carroll Point, LLC**  
**Minor Subdivision**

Attorney Matt Fuller appeared before the board to present an application for a minor 2 lot subdivision. The applicant proposes to subdivide 3.18 acre parcel into two parcels, one parcel will be 1.47 acres (lot A to the North) and the other will be 1.83 acres (lot B to the south). Lot B will be merged with an existing Brant Lake Farm lot Parcel because Lot B is limited in development due to wetland issues. The wetland growth significantly cuts down the ability to construct a single family residence, however North West of the wetland a single family house can be built and the septic would be placed near the road where the soil is better. Matt Fuller stated that he had received a call from the Zoning Administrator Jim Steen asking that JIF's be sent on to

the APA for this proposed subdivision. Matt Fuller stated that the search had been completed and that the JIF's would be sent that week so that they would have an answer from the APA before next month's Planning Board meeting. Matt Fuller stated that they would not need area variances because they meet setbacks and continued on to state that there would be a driveway easement granted for joint right of way for access to both Lot A and Lot B with joint obligation for maintenance .

Teri Schuerlein asked Matt Fuller about the wetland flagging on Lot B.

Matt Fuller responded by stating that the LA Group had been out to the parcel and flagged the outer limits of the wetlands according to the APA criteria. The adjoining lot next to B had not been flagged because there is no construction development on that portion.

Mike Raymond asked about the septic on Lot B and Matt Fuller responded by saying that there would not be a septic on the merged lot.

Chairman, Harry Balz requested that Attorney Matt Fuller change page 2, Box 2, Question 2 of the conditional use application, the word unknown or to be determined should be inserted rather than the answer no until the APA makes a determination after review of the JIF's.

Mike Hill questioned Matt Fuller about the driveway assess on Lot A and that there was no driveway access indicated on Lot B according to the map provided. Matt Fuller responded that he had noticed that as well and reiterated that there would be an easement for the driveway for both Lot A and Lot B with joint obligation for maintenance.

Being no further questions or comments Bill McGhie made a motion to deem the application complete and schedule a public hearing for December 18. 2<sup>nd</sup> by Mike Raymond. ALL AYES

**Public Hearing: File# 2013-03BL**

**Tax Map 88.14-1-6.1**

**6446 State Route 8**

**House, Craig and Dave**

**Applicant seeking a one acre boundary line adjustment**

Town Board Member, Bob Olson was present to speak on behalf of the proposed boundary line adjustment. Bob Olson stated that this project was before the Town Board last month. Northwoods Concrete and the Town of Horicon have reached an agreement on the fair market value. The assessed market value had been determined by the Town assessor and Northwoods Concrete had paid for the survey of the land.

Chairman Harry Balz stated that Northwoods Concrete was purchasing a land locked acre of land from the Town of Horicon and that the Town had already received the check from Dave and Craig House.

Being no further questions or comments Mike Raymond made a motion to close the public hearing. 2<sup>nd</sup> by Bill McGhie. ALL AYES

**UNFINISHED BUSINESS: File# 2013-03BL**

**Tax Map 88.14-1-6.1**

**6446 State Route 8**

**House, Craig and Dave**

**Applicant seeking a one acre boundary line adjustment**

Attorney Mike Hill reviewed the SEQRA form with the Planning Board Members and determined that there was no adverse environmental effect.

Bill McGhie made a motion to declare a negative declaration. 2<sup>nd</sup> by Jim Remington. ALL AYES

Being no further questions or comments Mike Raymond made a motion to approve the boundary line adjustment as presented in application file # 2013-03BL where a one acre parcel of tax map # 88.-2-3 will be merged with tax map #88.14-1-6.1 creating a total lot size for Northwoods Concrete of 5.63 acres.

**Unfinished Business: File# 2013-09CU**

**Tax Map 88.10-10-1-22**

**Ragule, Sandra**

**6600 State Route 8**

**Conditional Use to operate a Retail Business**

Town Board Member, Bob Olson was present to speak on behalf of the proposed Antique shop. Bob Olson stated that the Antique Retail fit into the Town's Master Plan of building a community with more retail options, in his opinion he felt that the Planning Board should approve the Conditional Use Permit as the Antique shop was an asset and was bringing in new traffic to our community.

Chairman Harry Balz read a memo from the Warren County Planning Board regarding the Project Review and Referral for 6600 State Route 8. The County determined there was no negative impact

Being no further questions or comments Mike Raymond made a motion to approve the Conditional Use Application for 6600 State Route 8 to operate a Retail Business. 2<sup>nd</sup> by Bill McGhie. ALL AYES

**Public Comments: None**

**Board Member Comments:** Chairman Harry Balz announced that he had contacted incoming Supervisor Matt Simpson about funding the training being offered in January and asked if any members would be interested in going to the Saratoga County Planning and Zoning Conference being offered on the 29th in Saratoga Springs at the Convention Center.

**Next Meeting:** December 18, 2013

Being no further business before the board, the meeting was adjourned at 8:15 PM

Respectfully submitted

*Dorothy Johnson, Secretary*