

# *Town of Horicon Planning Board*

Minutes of December 15, 2010

**Members Present:** Bill Bruce, Georgia McMeekin, Jim Remington, Mike Raymond,

**Members Absent:** Harry Balz, Matt Simpson, Doug Paton,

**Others Present:** Zoning Administrator Gary McMeekin, Counsel to Boards Mike Hill, ZBA Chairperson Gary Frenz

**Guests Present:** Tom Johansen, Ted Granger, Leah Kelly

Pledge

**The regular meeting of the Planning Board** was called to order by Chair, Bill Bruce Georgia McMeekin will take the place of Doug Paton as a voting member.

## **NEW BUSINESS:**

**File #2010-36B BL Tax Map 88.18-2-2.1 and 88.18-2-6 Granger and Ragule** seeking a boundary line adjustment of parcels located at 9 Hour Rd and 28 Tannery Rd in the CR-20,000 zone. Ted Granger explained the project stating that the Granger family would like to transfer three (3) acres to the neighbor, the portion of the property to be transferred has no road frontage and the property would be merged with the property of Ragule's. Bill Bruce stated that the Planning Board has sole discretion of determining if a project is a boundary line adjustment, there are prior cases such as this one determined to be a boundary line adjustment as there is no road frontage and on the condition of merging the two parcels. After a brief discussion regarding the merging of the parcels, the need for draft deeds and application fee. Mike Raymond made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Jim Remington. Jim Remington asked if a public hearing could be waived and made a motion to waive the public hearing, 2<sup>nd</sup> by Georgia McMeekin. The board was polled. Jim Remington Aye, Georgia McMeekin Aye, Bill Bruce Aye, Mike Raymond No. The motion passed by majority vote. The board reviewed SEQRA form. Bill Bruce made a motion to declare a negative declaration, 2<sup>nd</sup> by Jim Remington. All Ayes. Mike Hill suggested that the applicant be informed as to the boards requirements: 1) All parcels must be merged, 2) Draft deeds to be provided to the board 3) Map must reflect merger of adjusted parcels and 4) \$100 application fee be paid. Jim Remington made a motion to approve the boundary line adjustment with the conditions stated, 2<sup>nd</sup> by Georgia McMeekin. All Ayes. Ted Granger asked for a clarification of what was needed. Mike Hill explained that the board requires a draft deed of the transfer from Granger to Ragule and a draft deed Ragule to Ragule combining the lots and a corrected map indicating the mergers of the Ragule and Schloss lots and correct acreage of all parcels listed on the map and the \$100 fee.

## **PUBLIC HEARING:**

**File #2010-35CU Tax Map 105.10-2-14 Michael and Colleen Ferenzi** seeking a Conditional use to build a home on parcel located on Cemetery Rd in the RRD-3.2 acre zone. Bill Bruce asked if anyone had any comments or questions. Gary McMeekin stated that the applicants own two (2) properties and are moving the mobile home to this parcel, this parcel of over four (4) acres. Mike Raymond made a motion to close the public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes.

## **UNFINISHED BUSINESS:**

**File #2010-35CU Tax Map 105.10-2-14 Michael and Colleen Ferenzi** seeking a Conditional use to build a home on parcel located on Cemetery Rd in the RRD-3.2 acre zone. The board reviewed the SEQRA form. Bill Bruce made a motion to declare a negative declaration, 2<sup>nd</sup> by Georgia McMeekin. All Ayes. Bill Bruce stated that the zoning code - Conditional Uses- Section 9 applies and after a brief discussion, made a motion to approve the application as it complies with all requirements of Section 9.61, is in harmony with the zoning ordinance for residential use and consistent with other uses in the area, not creating any public hazard or detriment to the health, safety and welfare of the community and is an allowed use, 2<sup>nd</sup> by Jim Remington. All Ayes

**File # 2010-21 SD TAX Map 55.8-1-5.1, 55.8-1-5.2, 55.8-1-6 and 56.-1-14 Maltbie, William:** Pre-application for Major Subdivision. A letter and map were received from the Applicant's representative Attorney Dan Smith. Bill Bruce explained to the board that the applicant is requesting a waiver of the second entrance/exit and the length of the road from 875' where 600' maximum length is allowed. The board discussed the road issue along with the dock proposal, the existing garage on the "beach" parcel and the contours and steepness of the parcel where the houses will be located. Jim Remington stated that all runoff goes to the lake. Mike Hill stated that the applicant representative was not present and asked the board if further information is needed. Lengthy discussion ensued regarding the road and access for emergency vehicles and design of the road. Leah Kelly representing a neighbor stated that there are no objections to the two waivers presented, but has concerns of traffic and her client would not be agreeable to the second access point onto State Rte 8 and feel a larger cul-de-sac would be a good alternative. Gary McMeekin read the subdivision regulations page 30 and 31. Mike Hill asked the board if the Town Engineer has reviewed this project. Bill Bruce stated that he does not feel comfortable approving waivers at this time. Jim Remington stated that there are other problems, like the dock system and encroachment issues. Discussion regarding the representative and engineer to be present at the meeting. Mike Raymond made a motion to table this matter until Attorney Dan Smith is present, 2<sup>nd</sup> by Georgia McMeekin. All Ayes. Leah Kelly addressed the board stating that there are six (6) issues her client would like to see addressed by the board: 1) safety of the road (State Rte 8) 2) parking on the waterfront lots with golf carts going across State Rte 8 3) proposed structures on the lake that would include bathroom facilities and picnic tables 4) dock system and swimming area 5) overcrowding of boats versus swimmers and additional moorings 6) Maltbie residence regarding dock and mooring.

**Board Privilege:** None

Being no further business before the board, the Meeting was adjourned at 8:55 PM

Respectfully submitted  
Christine Hayes