

Town of Horicon Planning Board

Minutes of January 20, 2010

Members Present: Bill Bruce, Mike Raymond, Doug Paton, Alternate: Georgia McMeekin

Members Absent: Harry Balz, Jim Remington Alternate: Dennis Doyle

Others Present: Zoning Administrator Gary McMeekin, ZBA member Gary Frenz

Guests Present: Bill McGhie, Tom Johansen, Dan Smith, John Silvestri, Steve and Maureen Rossley

Pledge

PUBLIC HEARING:

File # 2009-30 AD Tax Map 73.-1-12 and 90.-1-1 Richard Diehl seeking a four lot subdivision on parcels located off Grassville Rd in the LC-10 and LC-42.6 acre zones. The applicant is being represented by Charles Scudder P.E. Bill Bruce asked if there are any comments from the audience or board. Discussion ensued as the representative is not present to continue the public hearing until February. Doug Paton made a motion to continue the public hearing until February, 2nd by Mike Raymond. All Ayes

The regular meeting of the Planning Board was called to order by Chair, Bill Bruce.

Motion to approve the **December 2009 minutes** as written was made by Mike Raymond, 2nd by Doug Paton. All Ayes.

PUBLIC HEARING:

File # 2009-32 SD Tax Map 54.-1-2.1 Thomas and Nadine Magee seeking a 2 lot subdivision on parcel located on Pease Hill Rd. The applicants are be represented by Attorney Dan Smith. Dan Smith explained the project stating that there are wetlands on the site and an APA permit is required requesting that the public hearing be continued at the March 2010 meeting. After a brief discussion Doug Paton made a motion to continue the public hearing and discussion at the March 2010 meeting, 2nd by Mike Raymond. All Ayes.

PUBLIC HEARING:

File #2009-33 SD Tax Map 38.16-1-8.3 Malanchuck, seeking a 2 lot subdivision on parcel located on Horicon Birches Rd. The applicants are being represented by Attorney John Silvestri. John Silvestri explained the project stating the there would be no principal building rights associated with the lots being created and the lots would be merged into the adjoining lots. Bill Bruce asked is anyone had any comments or questions. Being no further comments or questions, Doug Paton made a motion to close the public hearing, 2nd by Mike Raymond. All Ayes.

UNFINISHED BUSINESS:

File # 2009-33 SD Tax Map 38.16-1-8.3 Malanchuck, seeking a 2 lot subdivision on parcel located on Horicon Birches Rd. The applicants are being represented by Attorney John Silvestri. Mike Hill stated that he would like

UNFINISHED BUSINESS (Con't)

to clarify the facts in this matter as the deeds and map will indicate that the lots being created are to be merged into the adjoining lots, lots numbered 22 and 24. John Silvestri reiterated that the deeds and the map are labeled as such, there will add no additional building rights and these parcels will be merged into the adjoining parcels. The board reviewed the SEQRA form. Doug Paton made a motion to declare a negative declaration, 2nd by Mike Raymond. All Ayes. Doug Paton made a motion to approve the 2-lot subdivision as it is consistent with the neighborhood, enlarging the adjoining parcels excluding any further development, 2nd by Georgia McMeekin. All Ayes.

Board Privilege: Training reminder January 25, 2010 Saratoga. Doug, Bill, Harry, Mike, Jim Steen, Gary Frenz stated that they would like to attend

Bill Bruce stated that Brant Lake Heights Homeowners Association (BLHHOA) Tax Map 72.13-2-48 submitted a Conditional Use application to this board. Bill Bruce read Section 9.20 (1): *A land use or development involving a conditional use listed in Section 8 hereof shall not be undertaken unless and until the Town Planning Board has approved or approved with conditions such conditional use, and the Zoning Administrator has issued a permit for such land use or development pursuant to the terms of Section 17 thereof. Provided that, no such approval or permit shall be required for a conditional use which is a Class A regional project.* Gary McMeekin stated that the APA has determined that this project is a Class A project with Type 2 wetlands.

Being no further business, Chair Bill Bruce adjourned the meeting at 7:50 PM

Respectfully Submitted
Christine Smith-Hayes, Secretary