

Town of Horicon Planning Board

Minutes of May 16, 2012

Members Present: Doug Paton, Harry Balz, Bill McGhie, Alternates: Georgia McMeekin, and Paul Holmes

Members Absent: Mike Raymond, Jim Remington

Others Present: Mike Hill, Town Attorney

Guests Present: James Hughes, Harvey & Herta Leidy, Donald & Joyce Lasher. Pamela Esposito,

Pledge

The regular meeting of the Planning Board was called to order by Chair, Doug Paton at 7:00 PM. Harry Balz made a motion to approve the April minutes , 2nd by Bill McGhie All Ayes except Georgia McMeekin as she was not present for the April meeting. Doug Paton stated that Georgia McMeekin and Paul Holmes will be voting members as Mike Raymond and Jim Remington are absent.

NEW BUSINESS:

File #	2012-12CU
Tax Map#	71.16-1-18
Property Location:	Palisades Road
Property Owner:	Dwyer, Erickson and Schwaltji
Project:	Conditional Use for a multiple access dock system.

Richard Dwyer stated that docks have been on this property since 1983 in the same design and redone in aluminum in 2003, there are three (3) families with Erikson having three boats. Doug Paton ask if the replacement docs were in the same configuration. Richard Dwyer stated yes, Gary McMeekin stated that the docks meet the zoning regulations, but need a Conditional Use. Doug Paton asked if a permit was received by the town and stated that the third signature is needed. Paul Holmes asked the ZA when the applicant got approval for the original docks. Gary McMeekin stated that there is no paperwork for docks on this parcel and the applicant is allowed four boats and asked the applicant to supply any paperwork regarding permits for docks on this parcel. Mike Hill recommended that the board review Section 9.70.10 and Section 11.60. Harry Balz questioned why this is in front of the board at this time. Gary McMeekin stated that there is no documentation of any permits being issued for docks on this parcel and there are more boats on the parcel then what is allowed. Richard Dwyer stated that there are normally six boats with another one place there when others come up. Georgia McMeekin stated that there is a safety issue with multiple boats, swimming areas. Doug Paton stated that this parcel is not part of a subdivision. Harry Balz asked how far out the docks extend. Richard Dwyer stated thirty-one

feet. After a brief discussion, Harry Balz made a motion to deem the application complete and schedule a public hearing with the notice to the applicant that the other owner's signature's are required and will need to be notarized, 2nd by Bill McGhie. All Ayes.

PUBLIC HEARING:

File # 2012-11 CU
Tax Map#1 88.17-2-5
Property Location: 142 Delaney Drive
Property Owner: Hughes, Bonnie, Jim, Alan and Carol
Project: Conditional Use for a Home Occupation (Surveyor's office)

Don Lasher, neighbor stated that there are two other businesses (electricians) on the street and there are enough commercial businesses on the road and this would be more truck traffic and unfit for the area, wants a quiet place. Gary McMeekin stated that this is in the RRD zone. Harry Balz stated that this is a home occupation, professional business as opposed to a retail business. Doug Paton stated a letter was received from Harriet Renison with no objections, Jim Hughes stated that the truck traffic would be limited to one residential UPS or Fed-Ex truck per month delivering paper supplies, no heavy equipment, no tractor trailers, the home is located in the corner of the development. Mike Hill reminded the board that Section 9.61 and 11.50 are the regulations applicable to this application. Brief discussion ensued regarding the sign requirements. Jim Hughes stated that he does not require a sign. Mike Hill stated that Section 11.50 (4) limits the sign to five square feet. Paul Holmes stated that the neighbor concerns about setting a residence and how is development controlled. Gary McMeekin stated that this is the purpose of the Planning Board. Mike Hill stated that the use is allowed if it meets certain criteria and this board decides the compatibility with Sections 9.61 and 11.50 and important for this board to take the neighbors concerns into consideration. Paul Holmes asked if the property is sold if this stays with the property. Mike Hill stated that any other use would need to submit a Conditional Use application for that use. Pam Esposito stated that she is the HOA secretary and she emailed people in the Association and the only bad feedback she received was regarding a sign. Jim Hughes stated that he may change out the overhead garage door if he is there in the winter. Being no further discussion, Harry Balz made a motion to close the public hearing, 2nd by Paul Holmes. All Ayes.

UNFINISHED BUSINESS:

File # 2012-11 CU
Tax Map#1 88.17-2-5
Property Location: 142 Delaney Drive
Property Owner: Hughes, Bonnie, Jim, Alan and Carol
Project: Conditional Use for a Home Occupation (Surveyor's office)

The board reviewed Section 9.61 1) meets the dimensional regulations 2a) in harmony with the area b) indoor activities - drawings and no burden on supporting public services 3a) no

adverse effect on the public b) no change or detriment to the property or neighborhood. The board then reviewed Section 11.50 1) no more than ½ of principal building area being used and this will be in the garage 2) no more than one person employed outside of the family 3) there will not be any exterior storage as paper is not stored outside 4) no exterior sign is proposed. Condition of approval: If applicant requests a sign, the applicant must return to the Planning Board for approval. The board noted that this is SEQRA exempt. Harry Balz made a motion to approve the Conditional Use as this meets the dimensional regulations, is in harmony with the area, there are only indoor activities - drawings. no burden on supporting public services, there are no adverse effect on the public, there is no change or detriment to the property or neighborhood, there will not be more than ½ of principal building area being used and this will be located in the garage, there will not be more than one person employed outside of the family, there will not be any exterior storage, there is no exterior sign. Condition of approval: The applicant must return to the Planning Board for approval if a sign is requested, 2nd by Paul Holmes. All Ayes

BOARD PRIVILEGE:

Harvey Leidy presented the board with talking points for their preview regarding the Dwyer application.

Doug Paton stated that he would like to implement the 10 PM time limit as done by the ZBA. Harry Balz made a motion to implement a 9:30PM cut off time. Mike Hill stated that the board may need to consider the realistic number of items on are on the agenda and some would items would need to be decided within the 62 day rule. The Board agreed that the time can be changed as needed, 2nd by Paul Holmes. All Ayes

Being no further business before the board, the Meeting was adjourned at 8:35 PM

Respectfully submitted
Christine Hayes