

Town of Horicon Planning Board

Minutes of December 21, 2011

Members Present: Bill Bruce, Doug Paton, Harry Balz, Jim Remington, Mike Raymond, Alternate: Matt Simpson and Georgia McMeekin

Members Absent: None

Others Present: Zoning Administrator Gary McMeekin, Town Attorney Mike Hill

Guests Present: Mike Lewis, Bill McGhie, Paul Holmes, Tom Johanson, Yvonne Butler, Howard Krantz, Hazel Robbins

Pledge

The regular meeting of the Planning Board was called to order by Chair, Bill Bruce at 7:00 PM. Harry Balz made a motion to approve the November minutes as corrected, 2nd by Doug Paton. All Ayes.

PUBLIC HEARING:

Chairman Bill Bruce stated that **File #2010-19SD Tax Map 37.-1-26.2 Brian and Tracy Johnson has been withdrawn by request of the applicant**, the public hearing was scheduled and asked if anyone would like to speak regarding this project. Hazel Robbins stated that she sent the board a letter regarding the deed restriction and due to that deed restriction she is opposed to the project and wanted to know if this project is not going forward and would like to be informed if this project was to go before the board in the future. Bill Bruce stated that the applicant has tabled this subdivision and if it is brought before this board, the property owners within 500 feet of this parcel would be notified in writing.

NEW BUSINESS:

File # 2011-14 Tax Map 72.13-2-9.43 and 72.13-2-9.3 Wesley Butler and Yvonne Butler, seeing a boundary line adjustment of parcels located in the Brant Lake Heights Homeowner's Association (BLHHA). Howard Krantz, representing the Yvonne Butler stated that this is an adjustment of .47+/- acres between adjoining property owners which will eliminate an encroachment and a settlement agreement between the parties for an easement to Yvonne Butler's parcel, requesting the board waive the public hearing. Doug Paton stated that he agrees with the waiving of the public hearing. Bill Bruce asked if the applicant had a current survey map. Howard Krantz stated that the adjustment is outlined on the 2005 map and there is a written agreement between the two parties. Doug Paton made a motion to waive the public hearing and approve the Boundary Line Adjustment provided a signed legal agreement is submitted within 45 days, 2nd by Harry Balz. Mike Raymond requested a discussion regarding the easement agreement and ability of the BLHHA right to a public hearing. Lengthy discussion ensued regarding the easement extension over tax map parcel 72.13.-2-9.43 and 72.13-2-9.42 to the BLHHA road and the map that would be used to file this boundary line adjustment. Doug Paton revised his motion to waive the public hearing, approve the boundary line adjustment subject to an executed easement agreement signed by the three parties and subject to the submission of a revised map outlining the easement area connecting to the subdivision road as shown on the filed 2003 map with the condition being placed on the map limiting the boundary line adjustment to the parcels as discussed. Howard Krantz stated that a condition could be placed on the 2005 map in order to expedite the filing. The board agreed to authorize the Chairman to sign the revised map when the surveyor returns to the area. Discussion regarding time frame ensued and the ability of Yvonne Butler to place her property on the market, and the 2005 map if it is filed in its form as presented, there could be

confusion as to the approval done by this board and the ZBA approval recently granted for density variances for just the two parcels involved, not the other conveyances originally proposed. Howard Krantz suggested that language be placed on the map indicating this boards approvals as a condition of the approval. Motion was read to waive the public hearing and approve the boundary line adjustment subject to the executed easement agreement and boundary line agreement between the three parties and subject to the submission of a revised map of conveyance outlining Yvonne Butler's easement area connected to the BLHHOA subdivision roads. Mike Hill stated that this is not subject to the submission of a revised map but of a condition placed on the 2005 map that the approval is limited to the boundary line adjustment and easement for the Yvonne Butler parcel only and that the easement extend to the BLHHOA subdivision road as shown on the previously filed subdivision map. Doug Paton amended the motion as read, 2nd by Harry Balz. The Board was polled Doug Paton Aye, Harry Balz Aye, Jim Remington Aye, Mike Raymond Aye, Bill Bruce Aye. The motion passed.

PUBLIC HEARING:

File # 2010-15 CU Tax Map 71.-1-45.1 Michael and Brenda Lewis (Tin TeePee Campground) seeking a Conditional Use to add 20 RV sites to existing camp-ground located at 109 Bean Road. Mike Lewis presented the board with a survey map of the proposed project. Bill Bruce asked if anyone had any comments or questions for the applicant. Being no comments or questions, Doug Paton made a motion to close the public hearing, 2nd by Harry Balz. All Ayes.

UNFINISHED BUSINESS:

File # 2010-15 CU Tax Map 71.-1-45.1 Michael and Brenda Lewis (Tin TeePee Campground) seeking a Conditional Use to add 20 RV sites to existing camp-ground located at 109 Bean Road. Doug Paton stated that the proposed lots are larger than the previous lots and there is more than enough property to accommodate the new lot sizes. Mike Lewis stated that the NYS Department of Health (DOH) governs campgrounds and he decided to make these lots 40' x 100' as campers are being made larger, clearing of the lots will be limited to room for the camper and a campfire along with some privacy. Harry Balz stated that he reviewed the drawings and believes the sanitary systems are being done appropriately and there are no existing problems with the existing sites in relation to sewage. Mike Lewis stated that the perc test data is indicated on the submitted drawings which will be raised beds that meets the DOH requirements. Bill Bruce asked if Gary McMeekin had any comments regarding this project. Gary McMeekin stated that he does not foresee any issues. Bill Bruce stated that the proposed expansion does not exceed the amount of lots per gross acre, including the roads and the 40' x 100' lots are a good size. Discussion ensued regarding whether this was a Class A or B project. Mike Lewis stated that Attorney Dan Smith told him that the APA would not have any jurisdiction. Mike Hil recommended the board notify the APA before a decision is made. The board agreed that the APA will be contacted and the applicant would be notified as to the APA's procedure and agreed to hold a special meeting, if necessary, based on the APA's input. Mike Raymond made a motion to re-open the public hearing based on the recent discussion, 2nd by Harry Balz. All Ayes. Bill Bruce made a motion to table this application until the board can clarify this with the APA, 2nd by Mike Raymond. All Ayes (Note: The APA was contacted on Dec 22nd 2011 and requested the applicant file a JIF (Jurisdictional Inquiry Form), this application was tabled until the Jan 18th, 2012 meeting).

Board Privilege:

Registration applications were handed out for the Saratoga County Planning and Zoning Conference to be held Jan. 25th, 2012. Saratoga County Conference website homepage has a photo of the 2010 Horicon attendees.

Bill Bruce and the entire board thanked Matt Simpson for his service to this board and wished him all the best as a member of the Town Board.

Doug Paton stated he is sad to see Bill Bruce retire. Doug and the entire Board thanked Bill Bruce for his tireless service to this board and to the town for his accomplishments and dedication throughout the years. Doug and the entire Board congratulated Bill for his patience and resiliency and his ability to accomplish what seemed to be some impossible tasks.

Harry Balz and Doug Paton stated that the General Store project did not receive the grant monies but the owners are still working toward opening the store, liquor store, laundry in the near future.

Doug Paton stated that this town needs more people to get involved with our town government.

Being no further business before the board, the Meeting was adjourned at 8:30 PM

Respectfully submitted

Christine Hayes