

Town of Horicon Planning Board

Minutes of February 16, 2011

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

Members Absent: Jim Remington

Others Present: Zoning Administrator Gary McMeekin, Counsel to Boards Mike Hill, Town Board member Bob Olson,

Guests Present: Bill McGhie, Dan Smith, Esq.

Pledge

The regular meeting of the Planning Board was called to order by Chair, Bill Bruce at 7:00 PM. Georgia McMeekin will take the place of Jim Remington as a voting member. Harry Balz made a motion to accept the minutes as corrected 2nd by Mike Raymond. All Ayes

UNFINISHED BUSINESS:

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. Bill Bruce stated that letters and maps were received. Bill Bruce continued to state that he has visited two of Horicon's cul-de-sacs with Highway Superintendent Paul Smith and the configuration as shown would be difficult to plow and would consider a larger diameter and movement down the hill as much as possible and not concerned with the length of the road. Harry Balz stated that he visited William Hill Rd in Chestertown and Snowshoe Acres in Warrensburg which are both dedicated town roads and would prefer the "P" configuration asking if this would be an HOA road at this point. Attorney Dan Smith stated that the road can tilt downhill. Bill Bruce stated there needs to be room to put the snow. Harry Balz stated that the road could shift towards the wetlands as much as possible. Dan Smith stated that this could tilt like Snowshoe Acres, and this would be a gravel road. Mike Raymond stated that due to the length, this should be paved. Dan Smith stated that his client is looking for a waiver on the pavement issue as blacktop is expensive and a pavement requirement may kill the project. Georgia McMeekin stated that the board needs to be consistent as Brant Lake Creek was required to pave. Harry Balz stated that past the 600' mark, the criteria change. Gary McMeekin stated that the applicant is creating six lots with lakefront access and will be valuable. Mike Raymond stated that the applicant will be looking for more waivers such as toilets on the lake parcel. Dan Smith stated that there may be a redrawing of the map in order for the existing home to obtain 1.3 acres in total and may include some property on the other side of the road. Discussion regarding parking of vehicles on the lake ensued. Dan Smith stated that the concept is one entrance/exit. Discussion regarding the pavement of the road ensued. Doug Paton stated that he is concerned with the policy and the regulations on the books. Dan Smith stated that the 600' rule should be changed. Harry Balz asked what else would be under consideration with this project. Mike Raymond stated that there is dock, septic, parking, access to docks issues and this board does not want to stifle development but the regulations changed in 2002 and were created for developers to follow. Dan Smith stated that his client could put in the 600' road with "goofy" driveways and put in three lots along State Rte 8 with long driveways or another lot on State Rte 8. Discussion regarding putting control on maximum length of boats. Harry Balz asked Mike Raymond if he was firm on having this road paved. Mike Raymond stated that he was.

Discussion regarding the roads being owned and maintained by the HOA ensued. Discussion on Gibbons Road and Crystal Lake Road ensued along with Pre-Application procedures. Mike Hill stated that the applicant is looking for guidance if a 900' road is proposed and if that road will be required to be paved. Dan Smith requested a vote on the pavement and road length issue. Mike Hill stated that a vote on this issue is not appropriate but the applicant is getting a sense of the board and any waivers would be voted on during the final application phase of the project. Mike Hill continued to state that the board wants to see the proposed septic system for the bathhouse and what the bathhouse would look like. Harry Balz stated that the alternative would be no bathrooms at the beach.

Being no further business before the board, the Meeting was adjourned at 8:05 PM

Respectfully submitted
Christine Hayes