

Town of Horicon Planning Board

Minutes of November 29, 2011

Members Present: Doug Paton, Harry Balz, Jim Remington, Alternate: Matt Simpson

Members Absent: Bill Bruce, Mike Raymond, Georgia McMeekin

Others Present: Town Board member Bob Olson, ZBA Chairperson Gary Frenz, ZBA member Priscilla Remington

Guests Present: Mike Lewis, Bill McGhie, Brian Johnson, Paul Holmes, Kerry Armstrong, Martin Meade, Jane Smith, Edna Trumble and Andrew, Tom Johanson, John Goode, Wilbur Monroe, Christine Clark, Vicky Pratt

Pledge

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

NEW BUSINESS:

File # 20190-19 SD Brian and Tracy Johnson seeking a 2 lot subdivision of parcel located at 136 Johnson Road. Brian Johnson stated that he was before the ZBA and received road frontage variances. Discussion ensued regarding the barn on the property, the right-of-way width of 20', and the underground utilities. Brian Johnson stated that there would be an agreement for plowing the driveway and the road would remain a private drive and there is an open area for a turnaround that is kept plowed for emergency vehicles. Being no further discussion, Harry Balz made a motion to deem the application complete and schedule a public hearing, 2nd by Jim Remington. All Ayes.

File #2010-15 CU Michael and Brenda Lewis seeking to add 20 RV sites to existing camp-ground located at 109 Bean Road. Michael Lewis stated that six of the sites septic systems will feed into the existing septic system and the other 14 sites will have a separate system. Harry Balz stated that he would like to see better drawings. Michael Lewis stated that he will have a complete set of drawing for the next meeting. Doug Paton stated there is a letter on file from the APA dated 2005. Being no further discussion, Harry Balz made a motion to deem the application complete and schedule a public hearing, 2nd by Matt Simpson. All Ayes.

PUBLIC HEARING:

File #2011-09AD Tax Map 54.-1-24.21 Phyllis Cleveland (Kerry Armstrong) Application for Minor Subdivision. Bill Bruce stated that the road frontage variances were approved by the ZBA and APA. Kerry Armstrong stated that his application is before the APA as a Class A permit. Doug Paton asked if there are any comments or questions. Being no comments or questions, Harry Balz made a motion to close the public hearing, 2nd by Jim Remington. All Ayes.

UNFINISHED BUSINESS:

File #2011-09AD Tax Map 54.-1-24.21 Phyllis Cleveland (Kerry Armstrong) Application for Minor Subdivision. Bill Bruce stated that the road frontage variances were approved by the ZBA and APA. Jim Remington asked about the variance received from the ZBA for road frontage. Kerry Armstrong stated that the

variances were granted and the APA did not overturn that decision. Being no further discussion, Harry Balz made a motion to approve the subdivision based on all the facts that have been presented pending approval of the Class A permit from the APA, 2nd by Matt Simpson. All Ayes

PUBLIC HEARING:

File # 2011-13 CU Tax Map 88.7-1-18 Opal Christine Clark and Kate Baron seeking a Conditional Use to open a General Store, Laundromat, Wine & Liquor Store, outside car/boat wash and docking on parcel located at 6752 State Route 8. Doug Paton asked if anyone had any comments or questions. Bob Olson stated that he was “perplexed” as there was no survey included with the application. Christine Clark stated that the board did not request a survey of the property. Bob Olson stated that he did not understand the paperwork and he could not review the project in full without a surveyor’s plot plan. Jim Remington stated that the applicant submitted a drawing as to the proposed area where the buildings would be located and was unsure if the board required a surveyor’s plot plan for a Conditional Use application. Matt Simpson stated that this board is reviewing the conception of the property and once a zoning compliance is applied for the building setbacks will be adhered to. Paul Holmes stated that he was happy to see this project and asked the applicant about the appearance of the building and if there are any plans for the waterfront. Christine Clark stated that there are existing docks and people could park their boats at the dock. Paul Holmes indicated a traffic concern. Christine Clark stated that this parcel is located on a straight roadway as the old General Store was located on a curve at a Y intersection and this will be much safer. Priscilla Remington stated that the presentation done at the last meeting addressed the concerns being voiced. Christine Clark stated that she has done extensive research on this project and is fully aware of the challenges this kind of project entails. Priscilla Remington stated that Palmer’s Marina rents many docks on the opposite side of the road to their store and there are no safety issues. Christine Clark stated that the site plan cannot be finalized until National Grid removes a pole and guild wire on the property. After lengthy discussion regarding the grant application and the Conditional Use criteria, Harry Balz made a motion to close the public hearing, 2nd by Matt Simpson. All Ayes

UNFINISHED BUSINESS:

File # 2011-13 CU Tax Map 88.7-1-18 Opal Christine Clark and Kate Baron seeking a Conditional Use to open a General Store, Laundromat, Wine & Liquor Store, outside car/boat wash and docking on parcel located at 6752 State Route 8. The board reviewed the SEQRA form. Harry Balz made a motion to declare a negative declaration, 2nd by Matt Simpson. All Ayes. Being no further discussion Harry Balz made a motion to approve the Conditional Use as presented, 2nd by Jim Remington. All Ayes.

Board Privilege:

Being no further business before the board, the Meeting was adjourned at 8:10 PM

Respectfully submitted
Christine Hayes