

# *Town of Horicon Planning Board*

Minutes of September 17, 2008

**Members Present:** Chair Bill Bruce, Jim Remington, Harry Balz, Joe Dooris, Doug Paton, Alternates Georgia McMeekin, Dennis Doyle,

**Others Present:** Counsel to Boards Mike Hill, ZBA Chair Priscilla Remington, Zoning Administrator Gary McMeekin, ZBA Member Gary Frenz.

**Guests Present:** Roger and Jane Daby, Mel Halliday, Tom Johanson, Attorney Dan Smith, Martin Meade, Mark Wilson, Jane and Ed Kolakowski, Lucille Guthrie and others

## **PUBLIC HEARING:**

**File # 2008-21 CU Tax Map 105.2-1-15 Michael Ferenczi** seeking a Conditional Use to build a 30' x 30' detached garage on parcel located at 73 Cemetery Rd in the RRD-3.2 acre zone. A letter was sent to the applicant requested a scaled drawing the applicant has not responded. Joe Dooris made a motion to table the public hearing, 2<sup>nd</sup> by Doug Paton. All Ayes.

**File #2008-23 CU Tax Map 88.14-1-2 Mark and Carol Wilson** seeking a Conditional Use for a home occupation (engine rebuilding) on parcel located at 6419 State Rte 8. Bill Bruce asked if anyone had any comments or questions. Doug Paton stated that all the deed, plot plan and fee requested by the board was received and being no further comments or questions made a motion to close the public hearing, 2<sup>nd</sup> by Harry Balz. All Ayes.

**File # 2008-24 SD Tax Map 55.-2-5 Brant Lake Farm LP** seeking a two (2) lot subdivision located at 7323 State Rte 8. Attorney Dan Smith explained the project stating the property is located in APA resource management continuing that the house can not be moved to another zone and are anticipating an APA permit requesting this board approve the subdivision on the condition that the APA permit be obtained reminding the board that this project is not subject to SEQRA as it is a Class A project. Bill Bruce read letter from Colleen Parker, APA dated Aug 9, 2008 regarding vegetation screen plan, limited partnership agreement, local government form and 1973 ownership information asking is anyone had any comments or questions. Attorney Dan Smith requested the board approve the subdivision and authorize the chair to sign the map pending receipt of APA permit. Being no further comments or questions, Joe Dooris made a motion to close the public hearing, 2<sup>nd</sup> by Doug Paton. Discussion ensued as to the type of structure being proposed. Attorney Dan Smith stated that this is a one family dwelling, not a two family as it will only have one kitchen and it will have a sod roof. The motion was passed unanimously.

**File # 2008-25 BL Tax Map #89.5-1-4 and 89.5-1-7 Eddy and Joy** seeking a Boundary Line Adjustment on parcel located at 149 Duell Hill Rd in the R2-5 acre zone. Attorney Dan Smith representing the applicant stated that the well was placed on the adjoining lot. Joe Dooris stated that the lot line adjustment would add .023 acres to the existing .371 acre parcel and a reduce the adjoining lot to 21.601 acres, still a conforming lot. Being no further comments or questions, Doug Paton made a motion to close the public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes.

The regular meeting of the Planning Board was called to order by Chair, Bill Bruce. Joe Dooris made a motion to accept the minutes, 2<sup>nd</sup> by Harry Balz. All Ayes

## UNFINISHED BUSINESS:

**File #2008-23 CU Tax Map 88.14-1-2 Mark and Carol Wilson** seeking a Conditional Use for a home occupation (engine rebuilding) on parcel located at 6419 State Rte 8. SEQRA form reviewed by the board. Doug Paton made a motion to declare a negative declaration, 2<sup>nd</sup> by Harry Balz. All ayes. Joe Dooris stated that since there is a negative declaration and there would be no adverse effects or impact on the district made a motion to approve the conditional use, 2<sup>nd</sup> by Doug Paton. Discussion ensued regarding the approval continuing to a future property owner possibly limiting the use to the current owner. Joe Dooris stated that he wants his motion to stand, 2<sup>nd</sup> by Doug Paton. All Ayes.

**File # 2008-24 SD Tax Map 55.-2-5 Brant Lake Farm LP** seeking a two (2) lot subdivision located at 7323 State Rte 8. After a brief discussion Joe Dooris made a motion to approve the subdivision contingent on the receipt of the Class A APA permit, authorizing the Chair to sign the mylar reiterating upon receipt of the APA permit, 2<sup>nd</sup> by Harry Balz. All Ayes.

**File # 2008-25 BL Tax Map #89.5-1-4 and 89.5-1-7 Eddy and Joy** seeking a Boundary Line Adjustment on parcel located at 149 Duell Hill Rd in the R2-5 acre zone. SEQRA form reviewed by the board. Harry Balz made a motion to declare a negative declaration, 2<sup>nd</sup> by Joe Dooris. All ayes. After a brief discussion, Joe Dooris made a motion to approve the Boundary Line Adjustment as it will have no impact on the district, 2<sup>nd</sup> by Jim Remington. All Ayes.

## NEW BUSINESS: None

**Board Privilege:** Bill Bruce stated that it has come to attention that a Boundary Line Adjustment was approved that land locked a parcel. The board asked Counsel to review the situation and advise the board.

Being no further business, Chair Bill Bruce adjourned the meeting at 9:00 PM

Respectfully Submitted  
Christine Smith-Hayes, Secretary