

Town of Horicon

Planning Board Minutes

Minutes of January 18, 2006

Members Present: Chairperson Bill Bruce, Ron Vincent, Doug Paton
Absent: Jim Remington, Ruth Ann Assmann, Dennis Doyle

Others Present: Zoning Administrator Gary McMeekin, Counsel to Boards Mark Schachner.

Guests Present: Liz and Randy St. Claire, Neil Akins, Attorney Dan Smith, Bernie Bolton, Jim Hutchins, Mike Lewis, Keith Tracy, Erin Hayes, Andy Liebelt, Jack Newman, Brandon Himoff, Tracey Shimer, Charles Slocik.

The Public Hearings were called to order at 7:30 PM

File No. 2005-14 Tax map 73.-12 & 90.-1-1 Doug Cole (Andy Liebelt) seeking a Conditional Use to operate a Pheasant Shooting Preserve, Sporting Clays Range, Navhda Field Trails and Club house from parcel located at 484 Grassville Rd. Erin Hayes representing the applicant stated that the noise tests that were scheduled to be held this morning were cancelled because of the weather, but would like to re-schedule. Mark Schachner was asked if he had an opportunity to read and report to this board regarding the right-of-way issue. Mark Schachner stated that determination of real property rights of owners is not a role of this board. Neil Akins stated that he has safety concerns with the shooting range. Being no further comments or questions Doug Paton made a motion to close the public hearing, 2nd by Ron Vincent. All Ayes.

File No. 2005-37B Tax Map 72.10-1-15 Randy and Liz St. Claire seeking a 2-lot subdivision located at 7117 State Rte 8. Tracey Shimer stated that she and Mr. Slocik will be purchasing the property and asked if a dock is allowed. Bill Bruce stated that the Zoning Administrator would make that decision. Liz St. Claire stated that the Ms. Shimer and Mr. Slocik will purchase the lot jointly as an unbuildable lot and proposed this subdivision to clear the title. Doug Paton stated that this subdivision was approved to limit the liability on the parcel. Ron Vincent made a motion to close the public hearing, 2nd by Doug Paton. All Ayes.

File No. 2005-38 Tax Map 88.-2-2.1 Bernie Bolton seeking a 4-lot subdivision located on Horicon Ave. Dan Smith representing the applicant stated that the APA permit was filed in the Warren County Clerk's office on December 29, 2005. Ron Vincent asked the applicant if any water would pool on the parcels. Bernie Bolton stated that there is a thirty (30) foot drop and has never seen water on the lower parcel. Dan Smith stated that the proposed home on lot three (3) will be inconspicuous. Doug Paton made a motion to close the public hearing, 2nd by Ron Vincent. All Ayes.

File No. 2005-24 Tax Map 89.-1-2, 88.-2-15 and 89.-1-76 Jabe Pond Partners seeking a Major Subdivision, parcels are located off Jim Younes Rd. Brandon Himoff requested this board grant a waiver

on the present road requirements for this project and comply with the “Private Street” guidelines as presented to the APA which was passed by the Horicon Town Board stating that they can not address the Storm Water Management requirement until the road decisions have been made. Doug Paton made a motion to continue the public hearing, 2nd by Ron Vincent. All Ayes.

File No. 2005-23 Tax Map 71.-1-45.1 Mike and Brenda Lewis seeking a Conditional Use to build a campground on parcel located at 109 Bean Rd. Mike Lewis and Jim Hutchins presented a map of the proposed sanitary system stating that each of the thirty (30) sites will have sewer connections around the wetlands, the fields are substantial in size, over the minimum requirements, the electrical and water lines will be done together and the soils are sandy. Ron Vincent asked when the campsites would be open and how the applicant will handle the storm water retention. The applicant stated that this would be a seasonal campground controlled by the Dept of Health, there is one (1) well on site and plans on drilling another well. Jim Hutchins stated that the storm water regulations are subject to the DEC and are covered in the general permit. Doug Paton made a motion to close the public hearing, 2nd by Ron Vincent. All Ayes.

File No. 2005-26B Tax map 89.-1-31 & 91.-1-16 Keith Tracy seeking a 8-lot subdivision located on Harris Rd. Dan Smith representing the applicant requested the board grant four waivers 1) Page 5: 5' contour requirements 2) Page 17: Deed covenants requirements 3) Page 24: Underground Utilities and 4) Page 25: curbs, gutters, sidewalks, street lighting requirements. Dan Smith requested this board grant the waivers and approve the Preliminary Application so that the applicant can proceed with the APA permit. Doug Paton made a motion to close the public hearing, 2nd by Ron Vincent. All Ayes.

Regular Meeting of the Planning Board was called to order by Chairperson Bill Bruce, Doug Paton made a motion to approve the December 21st minutes, 2nd by Ron Vincent. All Ayes.

UNFINISHED BUSINESS:

File No. 2005-14 Tax map 73.-12 & 90.-1-1 Doug Cole (Andy Liebelt) seeking a Conditional Use to operate a Pheasant Shooting Preserve, Sporting Clays Range, Navhda Field Trails and Club house from parcel located at 484 Grassville Rd. Mark Schachner stated that the applicant has presented documentation that may or may not grant this applicant rights to access the property. The Planning Board does not have the responsibility to make that determination, it is a private matter to be settled between the parties. Doug Paton stated that he would still like to participate in the “shooting demonstration” and suggested the application be tabled until the demonstration can be held. Mark Schachner suggested that this board reconsider closing the public hearing if more information is forthcoming. Doug Paton withdrew his motion to close the public hearing, 2nd by Ron Vincent. All Ayes. Erin Hayes stated that the applicant will not be available to attend the February meeting, requesting this matter be tabled until March. Audience members asked how people will be contacted with the date of the shooting demonstration. A suggestion was made that an announcement could be made at the February 15th meeting.

File No. 2005-37B Tax Map 72.10-1-15 Randy and Liz St. Claire seeking a 2-lot subdivision located at 7117 State Rte 8. After a brief discussion Ron Vincent made a motion to approve the subdivision, 2nd by Doug Paton. All Ayes

File No. 2005-38 Tax Map 88.-2-2.1 Bernie Bolton seeking a 4-lot subdivision located on Horicon Ave. Doug Paton stated that the applicant has received his directives from the APA regarding this parcel and they are stated clearly. Ron Vincent stated that there are no water concerns with these parcels. Doug Paton made a motion to approve the subdivision, 2nd by Ron Vincent. All Ayes.

File No. 2005-24 Tax Map 89.-1-2, 88.-2-15 and 89.-1-76 Jabe Pond Partners seeking a Major Subdivision, parcels are located off Jim Younes Rd. Lengthy discussion ensued regarding the time and effort spent on designing new road standards for the Town of Horicon. Gary McMeekin stated that this project may exceed the limitation of the "Private Street" provisions. Ron Vincent stated that this waiver could set a precedent for other developers to follow and suggested that this board waits for the final approval of the road standards. Ron Vincent made a motion to continue the public hearing, 2nd by Doug Paton. All Ayes.

File No. 2005-23 Tax Map 71.-1-45.1 Mike and Brenda Lewis seeking a Conditional Use to build a campground on parcel located at 109 Bean Rd. Doug Paton asked the applicant if this campground would be built in phases. Mike Lewis stated that this project will be done all at once. Jim Hutchins stated that before the applicant invests substantial monies into this project that the Dept of Health and the NYS DEC will need to indicate that this is an acceptable project. Doug Paton made a motion to approve this project on the condition that the Storm Water Runoff specifications meet the NYS DEC and NYS Dept of Health standards, 2nd by Ron Vincent. All Ayes.

File No. 2005-26B Tax map 89.-1-31 & 91.-1-16 Keith Tracy seeking a 8-lot subdivision located on Harris Rd. Doug Paton stated that this board could discuss and vote on the waivers and the Preliminary Application so the applicant can proceed with the APA permitting process. Doug Paton made a motion to grant the requested waivers on the contour requirements, deed covenants, underground utilities and curbs, gutters, sidewalks, street lighting requirements and approve the Preliminary Application, 2nd by Ron Vincent. All Ayes.

File No. 2005-29 Tax Map 88.-2-10, 88.7-1-20, 88.7-1-19 Brant Lake Creek LLC seeking a 16 lot subdivision located at 6732 and 6744 State Rte 8 in the CR-20,000 zone. The applicant contacted the Zoning Office stating that they are still working on information to submit to the board requesting this matter be continued until next month.

2004-38 Tax Map 38.-1-1 Brian and Tracy Johnson seeking finalization of a 4 lot subdivision located on Beaver Pond Rd. Attorney Dan Smith representing the applicant stated that he is anticipating the APA permit at any time. Doug Paton made a motion to table this matter until the February 2006 meeting, in anticipation of the receipt of the APA permit, 2nd by Ron Vincent. All Ayes.

New Business: None

Privilege of the Floor: Resolution 80 of 1982 Provisions for Preliminary Subdivision Plat Requirements was discussed regarding Fire Protection. Each member was supplied with the resolution adopted the 11th day of June, 1992.

There being no further business before this board, Doug Paton made a motion to adjourn the meeting, 2nd by Ron Vincent, the meeting was adjourned at 9:05 P.M.

Respectfully submitted,
Christine Smith-Hayes, Secretary