

# *Town of Horicon*

## Planning Board Minutes

Minutes of May 17, 2006 Approved June 21, 2006

**Members Present:** Chairperson Bill Bruce, Doug Paton, Jim Remington, Ruth Ann Assmann, Steven Smith, Alternate: Dennis Doyle.

**Others Present:** Counsel to Boards Mark Schachner, Zoning Officer Gary McMeekin, ZBA Chairperson Priscilla Remington.

**Guests Present:** Tim Beadnell, Erin Hayes, Roberta Clench, Susan Millington, Jeff Anthony, Brandon Himoff, Tom and Nadine Magee, Jim Peck, Linda Hoyt, Norman Bowdy, Dan Smith, Donald Butler.

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

Jim Remington recused himself from the Jabe Pond Partners application

**File # 2005-04 Tax Map # 89.-1-76, 89.-1-2, 88.-1-15 Jabe Pond Partners LLC** seeking a Major Subdivision, parcels located off Jim Younes Rd. Dan Smith, representing the applicants requested the public hearing be continued as information is being compiled. All Ayes.

Jim Remington rejoined the board

Ruth Ann Assman recused herself from the Brant Lake Creek application.

**File # 2006-29 Tax Map # 8.7-1-19, 88.7-1-20 Brant Lake Creek LLC** seeking a 16 lot subdivision located at 6732 and 6744 State Rte 8. The report from Chazen Companies has been included in the boards packets. Jeff Anthony, representing the applicant stated that the report was only received a few days ago, requesting the board table this matter. All Ayes.

Ruth Ann Assmann rejoined the board.

**The Regular Meeting of the Planning Board** was called to order by Chairperson Bill Bruce, Doug Paton made a motion to approve the minutes as written, 2<sup>nd</sup> by Jim Remington. All Ayes.

### **UNFINISHED BUSINESS**

**File # 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 stated that they have not received an APA permit and may receive it for the June meeting, requesting this matter be tabled until next month. The application was tabled.

**File # 2006-12 Tax Map # 72.5-1-8 Howard Berkowitz (Shultz)** seeking a 2 lot subdivision on parcel located at 354 Palisades Rd. Jeff Anthony, representing the applicant stated that the final plat application has been submitted and requested a public hearing be scheduled. Ruth Ann Assmann made a motion to schedule a public hearing, 2<sup>nd</sup> by Doug Paton. All Ayes.

**File # 2006-28 Tax Map # 88.-2-5 & 88.-2-2.1 Brant Lake Storage Inc. and Bernie Bolton** seeking a boundary line adjustment for parcels located on 184 Horicon Ave. Dan Smith, representing the applicant stated that the SEQRA form has been submitted and requested a public hearing be scheduled. Doug Paton made a motion to schedule a public hearing, 2<sup>nd</sup> by Ruth Ann Assmann. All Ayes.

**File # 2006-01B Tax Map # 106.-1-4 Carol Meyer** seeking a 4 lot subdivision on parcel located on Hayesburg Rd. Susan Millington, representing the applicant stated the SEQRA form was submitted and a variance review letter was received from the APA stating no further action is required. Ruth Ann Assmann made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Doug Paton. All Ayes

#### **NEW BUSINESS:**

**File # 2006-17 Tax Map # Robert and Ericka Clench** seeking a 2 lot subdivision located at 266 Pease Hill Rd. Erin Hayes, representing the applicant requested the public hearing be waived to avoid delay to the applicant as the variance was approved and a public hearing was held previously regarding this parcel. Bill Bruce stated that the ZBA approved the variance but the APA is reviewing that approval which should be completed prior to proceeding with this application. Steven Smith stated that this board should wait for a response from the APA. Ruth Ann Assmann made a motion to waive the public hearing, awaiting a response from the APA, 2<sup>nd</sup> by Doug Paton. All Ayes.

**File # 2006-21 Tax Map 36.15-1-12.1 and 36.15-1-26 Erling Asheim and Thomas Connolly** seeking a boundary line adjustment for parcels located off of East Shore Drive. After lengthy discussion regarding the parcels subject to the boundary line adjustment regulations, the applicant's representative was asked to revise the application to reflect the proper lots and submit that information at next month's meeting.

**File # 2006-22 Tax Map 70.-2-9 Andy and Susan Beadnell** seeking a Conditional Use to build a single family dwelling on parcel located at 3765 East Schroon River Rd. Tim Beadnell stated that he would like to build a retirement home for his parents and the APA has visited the site recently. Doug Paton asked if the wetlands were identified by the APA. Gary McMeekin stated there is no requirements for setback from the wetlands on buildings but there are septic setback requirements. Mark Schachner stated that a SEQRA form is not required for this application. Doug Paton made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Jim Remington. All Ayes.

**File # 2006-23 Tax Map 89.-1-24 and 89.-1-25 Ralph Bentley and Donald Butler/Keith Wilkinson** seeking a Boundary Line Adjustment for parcel located on 892 and 932 Hayesburg Rd. Dan Smith, representing the applicant stated that the Bentley lot has 21 acres and there will be enough road frontage and acreage for the zone requirement in the remaining lot, requesting the

public hearing be waived for this application. Don Butler stated that he would like to demolish the old cabin on the lot and build a modest home but does not have enough room for an appropriate septic system. Ruth Ann Assmann made a motion to waive the public hearing and approve the boundary line adjustment, 2<sup>nd</sup> by Doug Paton. The board was polled Ruth Ann Assmann Aye  
Doug Paton Aye Steven Smith Aye Jim Remington No Bill Bruce No.  
The boundary line adjustment was passed by majority vote.

Chairperson, Bill Bruce made three announcements: 1)An Article 78 was filed by Phil Akins, regarding the Pheasant Preserve located on Grassville Rd. 2) Amendments to the Zoning Ordinance and Subdivision regulations are included in the board packet, please include them in your books and 3) The Horicon Town Board will meet tomorrow night and he will attend requesting \$3,000. to proceed with a Master Plan survey.

Doug Paton stated that the Master Plan is in motion and another meeting is scheduled for June 1<sup>st</sup> at 7:00 PM.

There being no further business before this board, Ruth Ann Assmann made a motion to adjourn the meeting, 2<sup>nd</sup> by Jim Remington, the meeting was adjourned at 8:50 PM.

Respectfully submitted,  
Christine Smith-Hayes