

# *Town of Horicon*

## *Planning Board Minutes*

June 21, 2006 approved July 19, 2006

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

Others Present: Counsel to Boards Mike Hill, Zoning Officer Gary McMeekin,

Guests Present: Keith Tracy, Tom Connolly, Troy Scripture, Gayle Baker, Erling Asheim, Erin Hayes, Chris Johnson,  
Sue Millington, Jeff Anthony, Linda Hoyt, Tim Beadnell, Dan Smith and others.

Public Hearings were called to order at 7:30 PM

Jim Remington recused himself from the Jabe Pond application.

**File # 2005-04 Tax Map 89.-1-76, 88.-1-15, 89.-1-2 Jabe Pond Partners** seeking a 18 lot subdivision, parcels located off Jim Younes Rd. Dan Smith stated that no new information has been submitted as the applicant is awaiting the Engineer and request the public hearing be continued. Bill Bruce made a motion on continue the public hearing, 2<sup>nd</sup> by Doug Paton. All Ayes.

Jim Remington returned to the board

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

**File # 2005-29 Tax Map 88.-2-10, 88.7-1-20, 88.7-1-19 Brant Lake Creek** seeking a 16 lot subdivision located at 6732 & 6744 State Rte 8. No new information has been submitted and the applicant requested that the public hearing be continued. Bill Bruce made a motion on continue the public hearing, 2<sup>nd</sup> by Doug Paton. All Ayes.

Ruth Ann Assmann returned to the board

**File # 2006-12 Tax Map 75.5-1-8 Howard Berkowitz (Schultz)** seeking a 2 lot subdivision on parcel located at 4354 Palisades Rd. Jeff Anthony representing the applicant stated the this parcel has 30+/- acres and the applicant would like to build a home on the new parcel, both lots will conform to the requirements for the LC-10 acre zone with lot A having road frontage on both sides of Palisades Rd., Jeff Anthony continued by stating that the test pits have been done and are indicated on the drawings submitted to the board, the new home will have deeded access across lot A and the APA has stated that this is non-jurisdictional. Jim Remington and Steven Smith questioned the applicant's representative regarding the wetlands located on the parcel and the indication of those wetlands on the map. After a brief discussion the public hearing was closed.

**File # 2006-18 Tax Map 88.-2-5 and Bernie Bolton** seeking a 2 lot subdivision on parcel located on Horicon Ave. After a brief discussion of the project, Dan Smith, representing the applicant stated that a survey of the 100 acres will be completed in the future. Being no comments or questions, the public hearing was closed.

**File # 2006-01B Tax Map 106.-1-4 Carol Meyer** seeking a 4 lot subdivision located on Hayesburg Rd. Susan Millington, representing the applicant stated that the parcel contains 30.49 acres located in three zones and the ZBA has granted variances for road frontage and density for this project. Troy Scripture questioned the applicant's representative regarding the vehicles parking on Ira Fraiser Rd and the access to Lot #4 as Ira Fraiser Rd is only maintained from May 1<sup>st</sup> to Sept 1<sup>st</sup>. Dennis Doyle questioned the applicant's representative as to why the applicant is

requesting this subdivision, stating that a road is essential for access to Lot #4. Susan Millington stated that the applicant wished to sell the lots and unsure if there are any plans to upgrade the road. After further discussion regarding the road the applicant's representative requested that this application be continued in order for more research to be done. Steven Smith made a motion to continue this application, 2<sup>nd</sup> by Doug Paton. All Ayes.

**File # 2006-22 Tax Map 72.-2-1 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, representing his parents stated that there are six (6) agricultural use structures located on this parcel and his parents wish to build a 54' x 104' single family dwelling, located 200' from the wetlands. Warren County Planning Board stated No County Impact. Being no further comments or questions the public hearing was closed.

**Regular Meeting of the Planning Board** was called to order by Chairperson, Bill Bruce. Motion to approve minutes as corrected was made by Ruth Ann Assmann 2<sup>nd</sup> by Steven Smith. All Ayes

#### **Unfinished Business:**

**File # 2006-12 Tax Map 75.5-1-8 Howard Berkowitz (Schultz)** seeking a 2 lot subdivision on parcel located at 4354 Palisades Rd. The SEQRA form was reviewed by the board, Doug Paton made a motion to declare a negative declaration, 2<sup>nd</sup> by Ruth Ann Assmann, All Ayes. Ruth Ann Assmann made a motion to approve the 2 lot subdivision, 2<sup>nd</sup> by Steven Smith. All Ayes.

**File # 2006-18 Tax Map 88.-2-5 and Bernie Bolton** seeking a 2 lot subdivision on parcel located on Horicon Ave. The SEQRA form was reviewed by the board, Doug Paton made a motion to declare a negative declaration, 2<sup>nd</sup> by Jim Remington, All Ayes. Ruth Ann Assmann made a motion to approve the 2 lot subdivision, 2<sup>nd</sup> by Doug Paton. All Ayes.

**File # 2006-22 Tax Map 72.-2-1 Andy and Susan Beadnell** seeking a Conditional Use to build a single family dwelling on parcel located at 3765 East Schroon River Rd. Doug Paton made a motion to approve the Conditional Use, 2<sup>nd</sup> by Jim Remington. All Ayes.

**File # 2005-26B Tax Map 89.-1-31, 91.-1-6 Keith Tracy** seeking a 8 lot subdivision located on Harris Rd. Dan Smith, representing the applicant requested that this board waive the second public hearing and this project is not subject to SEQRA review. Doug Paton made a motion to waive the public hearing and approve the final plat, 2<sup>nd</sup> by Ruth Ann Assmann. All Ayes.

**File # 2006-21 Tax Map 36.15-1-12.1 and 36.15-1-24 Erling Asheim and Thomas Connolly** seeking a Boundary Line Adjustment on parcels located on East Shore Dr and Eagle Point Lane. Erin Hayes, representing the applicant stated that property owners wish to adjust the boundary lines as a parking area is encroaching on the adjoining parcel. 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:**

Ruth Ann Assmann recused herself.

**File # 2006-26 Tax Map 39.-1-25 Jacob and Ruth Ann Assmann** seeking a Conditional Use for a 3 stall garage/pole barn with workshop located at 8285 State Rte. 8. Ruth Ann Assmann apologized as this is an after-the-fact application as she built her home on the parcel and received the proper Conditional Use approval but neglected to include the garage/pole barn on the application. Bill Bruce made a motion to deem the application complete and schedule a public hearing. All Ayes.

Ruth Ann Assmann rejoined the board.

Bill Bruce stated that the next Master Plan meeting will be held on July 6<sup>th</sup> at 7 PM. Discussion ensued regarding the money be allocated for a town wide survey and the request to get some students involved in the process.

Being no further business, Doug Paton made a motion to adjourn the meeting, 2<sup>nd</sup> by Steven Smith. All Ayes, the meeting was adjourned at 9:00 PM

Respectfully submitted  
Christine Smith-Hayes