

# *Town of Horicon*

## *Planning Board Minutes*

**September 20, 2006 - Approved 10/18/06**

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

Others Present: Counsel to Boards Mike Hill, Zoning Officer Gary McMeekin, ZBA Chairperson Priscilla Remington, ZBA Member Harry Balz

Guests Present: Brandon Himoff, Hazel Robbins, Erin Hayes, Marcus Magee, Brian Johnson, Tom Magee, Jim Peck, Jeff Anthony, Kevin Hastings, Tom Ulasewicz, Rachele Maresci, Nicholas DeGregory, Larry and Claudia Wood, Herbert Johnson, Shirley Morse and others.

Public Hearings were called to order at 7:30 PM

**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. Bernie Bolton requested the public hearing be continued. Doug Paton made a motion to continue the public hearing, 2<sup>nd</sup> by Dennis Doyle . All Ayes.

**File # 2006-38 Tax Map 37.-1-26 Hazel and Harvey Robbins** seeking a 2 lot subdivision on parcel located at 150 Johnson Rd. Brian Johnson representing the applicant stated that he is proposing to purchase 28 acres, not 35 acres as previously reported, from Mr and Mrs Robbins and the proposed parcel meets the road frontage requirement of 400'. Dennis Doyle asked Brian Johnson if a new letter was received from the APA stating non-jurisdictional. Brian Johnson replied that he has not received a new letter from the APA. Being no further comments or questions, Steven Smith made a motion to close the public hearing, 2<sup>nd</sup> by Doug Paton. All Ayes.

**File # 2006-37 Tax Map 89.-1-39 and 89.-1-38 Herbert & Maureen Johnson and Robert & Hollie French** seeking a boundary line adjustment for parcels located at 101 and 107 Padanarum Rd. Erin Hayes, representing the applicant stated that with the exchange of property there is no change in the conformity of each parcel. Being no further comments or questions, Dennis Doyle made a motion to close the public hearing, 2<sup>nd</sup> by Doug Paton. All Ayes.

Ruth Ann Assmann recused herself from the Brant Lake Creek application,  
Dennis Doyle took over as acting Chairperson.

**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. Tom Ulasewicz representing the applicant stated that Jeff Anthony, Kevin Hastings, Tom Magee and Jim Peck have responded to the Chazen Engineering Co. questions and concerns and are looking for Preliminary approval from the board this evening. Tom Magee thanked the board members who visited the property this morning for a site inspection. Mike Hill stated he had a long discussion with Mark Schachner regarding the Chazen letter and the information that Chazen is requesting, cautioning the board to not grant Preliminary approval if there are issues that still need addressing. Jim Remington stated that the Chazen letter has an issue with the sewers too close to the road. Lengthy discussion ensued regarding the storm water, dry-wells and road runoff. Steven Smith asked the applicant if the road maintenance will be a part of the Homeowner's Association agreement. Gary McMeekin stated there is still an issue with the square footage of the docks. Jeff Anthony stated that he will revise the dock drawings to be 3' wide. Mike Hill stated that the applicant is seeking preliminary approval with SEQRA approval at a later time and reiterated that SEQRA approval must be completed prior to preliminary approval and the Chazen letter addresses many concerns not answered. Doug Paton stated that the applicant will need to respond in writing before proceeding any further. Dennis Doyle stated that he would like the applicant to comply with all 12 points of the Chazen letter. Lengthy discussion ensued regarding storm-water runoff and road design, driveway steepness and slopes. Steven Smith stated that he is concerned with lot #6 has it contains wetlands and he has the understanding that the septic system requirement from wetlands is 100'. Dennis Doyle made a motion to continue the public hearing requesting the applicant 1) Respond to the 12 points from the Chazen Letter 2) submit an understanding concerning the 3' wide docks 3) lighting concerns 4) vegetation concerns and 5) lot #6 - septic/wetland concern, 2<sup>nd</sup> by Jim Remington. All Ayes.

Ruth Ann Assmann rejoined the board as acting Chairperson

**2006-39 Tax Map 71.20-1-28 and 71.20-1-16 William Bruce** seeking a 2 lot subdivision of parcel located on State Rte 8. Bill Bruce was unable to attend tonight's meeting due to an illness in the family. Rachel Maresca stated that the parcel floods and would like to know where a septic system would be placed. Bill Bruce was unable to attend tonight's meeting due to an illness in the family. Doug Paton made a motion to continue the public hearing as Bill Bruce is not present to answer questions, 2<sup>nd</sup> by Jim Remington. All Ayes.

**Regular Meeting of the Planning Board** was called to order by Acting Chairperson, Ruth Ann Assmann. Motion to approve minutes as corrected was made by Doug Paton, 2<sup>nd</sup> by Dennis Doyle. All Ayes

**Unfinished Business:**

**File # 2006-38 Tax Map 37.-1-26 Hazel and Harvey Robbins** seeking a 2 lot subdivision on parcel located at 150 Johnson Rd. 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. Steven Smith made a motion to approve the subdivision, 2<sup>nd</sup> by Jim Remington. All Ayes.

**File # 2006-37 Tax Map 89.-1-39 and 89.-1-38 Herbert & Maureen Johnson and Robert & Hollie French** seeking a boundary line adjustment for parcels located at 101 and 107 Padanarum Rd. 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. Doug Paton made a motion to approve the Boundary Line Adjustment, 2<sup>nd</sup> by Jim Remington. All Ayes.

**New Business:**

**File # 2006-40 Tax Map 38.-1-45.1 and 38.-1-45.2 Theresa and Bryan Sica** seeking an 8 lot subdivision of parcels located on Dorset Rd. Matt Steves, representing the applicants submitted the sketch plan, stating that the applicants are requesting to create an 8 lot subdivision stating that the APA has jurisdiction of lots #1 and 4 due to the presence of wetlands. Steven Smith stated that the applicant will need an APA permit for lots 1 & 4 and would like to see site plans for homes, septic and wells. A brief discussion ensued regarding the applicant submitting information on the home sites, proposed septic and wells along with perc tests. Steven Smith made a motion to deem the application incomplete at this time. Applicant to submit additional information, 2<sup>nd</sup> by Jim Remington. All Ayes

**File # 2006-30B Tax map 20.-1-54 Larry and Claudia Wood** seeking a 4 lot subdivision on parcel located at 326 Johnson Rd. Larry Wood stated that they have received APA approval for this subdivision as the wetlands are not being subdivided, the neighbors, Carr and Brown intend on purchasing and merging the small parcels on the west side of the road and are intending to sell the log home with the 5 acre parcel on the east side of the road. Steven Smith stated that the ZBA has approved the variances necessary for the road frontage and density requirements. Steven Smith then made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Doug Paton. All Ayes.

**Referral:**

**File # 2006-41 Tax Map 38.-1-14.1, 38.-1-14.2 and 38.-1-14.3 Martin and Stephen Schreck** seeking an area variance from road frontage to subdivide parcel at 708 and 746 Beaver Pond Rd. Gary McMeekin explained the need for a 100' road frontage variance citing Section 14.20 Gifts, Devises and Inheritances. After a brief discussion Doug Paton made a motion to recommend to the ZBA that they approve the variance request as this is a gift to a family member, 2<sup>nd</sup> by Jim Remington. All Ayes.

**Board Privilege:** Nicholas DeGregory  
Town Website Report

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 10:50 PM

Respectfully submitted  
Christine Smith-Hayes