

Town of Horicon

Planning Board Minutes

December 20, 2006 - Approved 2/21/07

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

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

Guests Present: Ben Syden and John Scaro - LaBerge Group, Cliff Bouchard, Jim Frawley, Norma Bowdy, Brandon Himoff, Mark Carpenter, Jeff Provost, Harvey and Herta Leidy.

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. Brandon Himoff stated that they are still working on the Stormwater Management plan requesting the board table the application. Doug Paton made a motion to table the application, 2nd by Ruth Ann Assmann, All Ayes, other than Jim Remington who recused himself from the vote.

File # 2006-46 Tax map 88.10-1-38 Valerie Steinman seeking a Conditional Use to change living room into a liquor store located at 351 Horicon Ave. Applicant contacted the Zoning Office and stated she is withdrawing her application.

Regular Meeting of the Planning Board was called to order by Chairperson, Bill Bruce. A motion to approve the November 2006 minutes was made by Ruth Ann Assmann, 2nd by Jim Remington. All Ayes

Unfinished 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 parcel located on Dorset Rd. No new information was received and no representative is present. Doug Paton made a motion to table this application, 2nd by Dennis Doyle. All Ayes.

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. Ruth Ann Assmann stated that the applicant would possibly have information for this board in January 2007. Dennis Doyle made a motion to table this application, 2nd by Doug Paton, All Ayes other than Ruth Ann Assmann who recused herself from the vote.

New Business:

File # 2006-49 Tax Map 36.12-1-58 and 36.12-1-63 Blue Sky Estates and Valerie Hoffman seeking a Boundary Line Adjustment to parcel located on Lakeview Dr. Doug Paton questioned the applicant as to the knowledge of the Homeowner's Association of this project. Cliff Bouchard stated that he is the treasurer and there are Association minutes available and he will fax the minutes to the Zoning and Planning Office. Dennis Doyle made a motion to deem the application complete scheduling a public hearing requesting the information of the meeting minutes from the Association, 2nd by Doug Paton. All Ayes

File # 2006-47 Tax Map 39.13-2-15 Niska Beach Association seeking a Conditional Use to increase boat slips from 8 to 12. Doug Paton stated that the board would like to see the survey of the lake bottom. Jeff Provost, representing the applicant stated that he will submit the survey to the board. Jim Frawley a member of the Association asked why this board was reviewing this application as the ZBA previously approved the variances for this project. Lengthy discussion ensued regarding the Variance and Conditional Use process of the Town. Mark Schachner stated that Section 9 of the town zoning law clearly states the process. Dennis Doyle made a motion to deem the application incomplete requesting the lake bottom survey, 2nd by Ruth Ann Assmann. All Ayes.

File # 2006-51 Tax Map 20.13-114 and 20.-2-17 Mark Carpenter and John Zollo/Catherine Reay seeking a Boundary Line Adjustment of parcels located on 750 East Shore Dr and 124 Mill Creek Rd. Both parcels located in the Rd-1.3 acre zone. Ruth Ann Assmann questioned the applicant as to why they are seeking a boundary line adjustment. Mark Carpenter stated the house is only 10' to 12' from the back of the property line, there is a steep hill encroaching on the foundation creating problems and he would like to slope the land to protect the house. Dennis Doyle stated that this is a .1088 acre adjustment to the lots making the Carpenter lot more conforming and not creating a non conforming lot of the Zollo/Reay parcel. Doug Paton made a motion to waive the public hearing, granting the boundary line adjustment, 2nd by Jim Remington. All Ayes.

Board Privilege: LaBerge Group discussion of Grant
Comprehensive Plan Discussion Groups

Being no further business, Bill Bruce made a motion to adjourn the meeting, 2nd by Jim Remington. All Ayes, the meeting was adjourned at 9:00 PM

Respectfully Submitted
Christine Smith-Hayes