

Town of Horicon

Planning Board Minutes

March 21, 2007 - Approved April 18, 2007

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

Others Present: Counsel to Boards Mark Schachner, ZBA Chairperson Priscilla Remington, Town Board Member Bob Olson

Guests Present: Ken and Sue Dott, Marcus Magee, Brandon Himoff, David and Mary King, Geri Spezza Groff, Fred and Deb Spezza, Tom Magee, Tom Geiger, Peter Groff, James and Madeline Wallace.

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. Ruth Ann Assmann made a motion to table the application, 2nd by Steven Smith, All Ayes.

File # 2007-01SD Tax Map 54.-1-2 Thomas and Nadine Magee seeking a 3 lot subdivision of parcel located at 669 Pease Hill Rd in the R2-5 and LC-10 acre zones. Dan Smith representing the applicant stated the proposed subdivision will comprise of three lots, 17 acre, 7 acre and 148 acres in size also stating that the applicant has received a non-jurisdictional determination letter from the APA. Being no further comments or questions, Ruth Ann Assmann made a motion to close the public hearing, 2nd by Jim Remington, All Ayes.

Regular Meeting of the Planning Board was called to order by Chairperson, Bill Bruce. A motion to approve the February 21, 2007 minutes as corrected 2nd by Jim Remington. All Ayes. A motion to approve the March 8, 2007 special meeting minutes was made by Ruth Ann Assmann 2nd by Jim Remington. All Ayes.

Unfinished Business:

File # 2007-01SD Tax Map 54.-1-2 Thomas and Nadine Magee seeking a 3 lot subdivision of parcel located at 669 Pease Hill Rd in the R2-5 and LC-10 acre zones. SEQRA form was reviewed by the board. Steven Smith made a motion to declare a negative declaration, 2nd by Jim Remington. All Ayes. Steven Smith made a motion to approve the 3-lot minor subdivision as presented, 2nd by Ruth Ann Assmann. All Ayes.

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. Steven Smith made a motion to table this application 2nd by Ruth Ann Assmann. 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. Tom Magee stated they are waiting for correspondence from the APA and expect in the next month or so to receive the information necessary, requesting the application be continued.

Steven Smith made a motion to continue this application, 2nd by Jim Remington. Ruth Ann Assmann recused herself of the vote. The board was polled. Steven Smith Aye Bill Bruce Aye Jim Remington Aye. The motion to continue the application was passed.

File # 2006-47 Tax Map 39.13-2-15 Niska Beach Association seeking a Conditional Use to increase boat slips from 8 to 12. Bill Bruce stated that the board had requested a survey of the lake. Fred Spezza submitted a revised docking system plan that placed the dock system parallel to the shoreline. Ruth Ann Assmann stated that the board requested specifically a survey that included an Engineers/Surveyors Seal. Bill Bruce stated that if the applicant wishes to submit a proposal different than the original application, then they may need to check with the Zoning Administrator as to the procedure for changing the application. Mark Schachner confirmed to the board that a determination on a different proposal or modification of the existing proposal is the authority of the Zoning Administrator. Lengthy discussion ensued regarding the lake bottom survey, dock regulations, variance modification, ownership of the parcel and mean low water mark. Steven Smith made a motion to withdraw request of a lake bottom survey based on the new design submitted 3/21/07, applicant must confer with the Zoning Administrator regarding the mean low water mark, the applicant provide a depth survey of the area that the dock will be placed, referencing the mean low water mark in the process and referring the new proposal to the Zoning Administrator for his determination, 2nd by Ruth Ann Assmann. All Ayes.

New Business:

File # 2007-02CU Tax Map 106.-1-31 Thomas & Janet Geiger seeking a Conditional Use to build a 34' x 48' single family dwelling on parcel located on Woodridge Dr. in the LC-42.6 acre zone. The applicant was asked if they intend to add a garage to the parcel. The applicant stated they are not planning to add a garage at this time. Being that the applicant provided the required deed, Steven Smith made a motion to deem the application complete and schedule a public hearing, 2nd by Jim Remington. All Ayes.

File # 2007-04CU Tax Map 53.-3-57 James and Madeline Wallace seeking a Conditional Use to build a garage on parcel located at 4088 East Schroon River Rd in the RRD-10 acre zone. Steven Smith stated that the deed and map was submitted and line H on the Zoning Compliance Application was completed and dated. Mr. Wallace stated that they will be keeping the old garage as a workshop. Jim Remington made a motion to deem the application complete, schedule a public hearing, 2nd by Ruth Ann Assmann. All Ayes.

Privilege of the Floor:

Referral from the Town Board: Bill Bruce made a motion to regarding Resolution No. 58 of 2005 regarding **Section 14.10 Pre-Existing Lots and Subdivisions**; of the Town of Horicon Zoning Ordinance to reinstate wording "*except lots in a pre-existing subdivision*" , 2nd by Ruth Ann Assmann. All Ayes

Alternate member procedure: Steven Smith made a motion that the alternates function by seniority, as Dennis Doyle would be the 1st Alternate and Georgia McMeekin would be the 2nd Alternate, 2nd by Ruth Ann Assmann. All Ayes.

Notice of meeting: Meeting scheduled with Pat Tatich, Director Warren Co Planning Board at the Horicon Community Center March 26th 2:30 PM if any member would like to attend regarding the Grant Proposal.

Notice of training: A training session for ZBA and Planning Board members is scheduled for March 26th 6- 8 PM at the Warren Co. Municipal Center if any member would like to attend.

Election of Vice Chair: Steven Smith nominated Ruth Ann Assmann, 2nd by Jim Remington. All Ayes.

Comprehensive Master Plan update: Brandon Himoff stated that the report of the survey was nearly completed and consists of 198 pages to be printed and added that the report and the newsletter will be included on the website.

Being no further business, Chairperson, Bill Bruce adjourned the meeting at 8:50 PM

Respectfully Submitted
Christine Smith-Hayes, Secretary