

# *Town of Horicon Planning Board*

Minutes of February 18, 2009

**Members Present:** Bill Bruce, Doug Paton, Michael Raymond, Georgia McMeekin

Absent: Harry Balz, Jim Remington Alternate: Dennis Doyle

**Others Present:** Counsel to the Boards Mike Hill, Zoning Administrator Gary McMeekin, ZBA members: Gary Frenz, Town Board Member Bob Olson

**Guests Present:** Debbie Close, Berness Bolton, Jay Close, Carl Heilman, Cindy Mead, Gail Frenz

## **PUBLIC HEARING:**

**File # 2009-05 Tax Map 72.13-2-9.4 Yvonne Butler** seeking a modification of a Boundary Line Adjustment approval granted to Olson Development. Bill Bruce stated that the applicant as requested that the public hearing be tabled due to the weather asking if anyone had any comments or questions. Being no comments or questions Doug Paton made a motion to continue the public hearing until March 18, Bill Bruce added that there will be an additional legal notice placed in the newspaper and the adjoining owners will be notified again, 2<sup>nd</sup> by Mike Raymond. All Ayes.

The regular meeting of the Planning Board was called to order by Chair, Bill Bruce. Doug Paton made a motion to approved the January 2009 minutes as presented, 2<sup>nd</sup> by Mike Raymond. All Ayes.

## **UNFINISHED BUSINESS:**

**File 2009-01 BL and 2009-01-CU Pine Tree Properties LLC.** Doug Paton stated that he would like the record to reflect that the Boundary Line Adjustment application and the Conditional Use application placed on the on the January 2009 Planning Board agenda has removed from the February 2009 agenda due to the need for variances. If the applicant receives all needed variances then the Boundary Line Adjustment and the Conditional Use applications will then be placed on the agenda for this board to consider.

## **NEW BUSINESS:**

**File # 2009-06CU Tax Map 88.10-1-22 Roman Catholic Church (Carl Heilman)** seeking a Conditional Use to operate art gallery, work shop, bookstore, office space, framing, programs and small café from parcel located at 6600 State Rte 8. Doug Paton asked the applicant if the foundation would be kept as is. Carl Heilman stated that one-third of the basement is usable now and he would use the building as it is existing but would like to alter the basement in the future to a full basement continuing on to stated that this is an historic structure and he would like to keep it but would need to build a handicap ramp in the back. Mike Raymond asked the applicant about the septic and water situation. Carl Heilman stated that no septic or water exists in the building today and will need to add plumbing along with a septic system and has had discussions with the Town regarding hooking into the Community Centers septic system. Carl also stated that the small café would be minimal and include a fridge and a sink as no food would be cooked on the premises, all food brought in. After a brief discussion, Doug Paton made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Mike Raymond. All Ayes. Carl Heilman added that he is looking to put an offer on the property this summer and researching with the County as to having the building classified as an historical structure. Brief discussion

ensued regarding the ramp placement.

**File # 2009-07 SD Tax Map 88.-2-2.11 Bernie Bolton** seeking a four (4) lot subdivision of parcel located on Horicon Ave.

AND

**File #2009-07CU Tax Map 88.-2-2.11 Berness Bolton** seeking a Conditional Use to build three (3) duplex homes on parcel located on Horicon Ave in the CR-20,000 zone.

Bernie Bolton explained his project stating that the subdivision is needed to place three (3) duplex homes on the parcel. Doug Paton asked where the property is located on Horicon Ave. Bernie Bolton stated that the parcels are next to the storage buildings in the CR-20,000 sq. ft. zone. Doug Paton asked the applicant if the duplexes would be affordable. Bernie explained that they would be built on a slab with radiant heat, 2 bedrooms 1 ½ baths with 1 car garages each with their own septic and wells. Georgia McMeekin asked about the square footage of the buildings. Bernie Bolton stated possibly 2000 sq.ft. each along with a 20' garage and will submit plans at a later date. Gary McMeekin stated that the proposed road frontage meets the requirements for this zone as a variance was granted in 2006 for an approved subdivision. Doug Paton stated that his kind of project is in line with the Master Plan and made a motion to deem the subdivision application complete and schedule a public hearing, 2<sup>nd</sup> by Mike Raymond. All Ayes. Doug Paton then made a motion to deem the Conditional Use application complete and schedule a public hearing, 2<sup>nd</sup> by Georgia McMeekin. All Ayes.

Bernie Bolton stated that he will get the plans/photos from the Architect.

**File # 2009-04 BL Tax Map 71.20-1-25 and 71.20-1-35.2 Veronica Lynch and Diane Dreyer** seeking a Boundary Line Adjustment of parcels located on 26 Carpenter Lane and 6894 State Rte 8 in multiple zones. Discussion ensued regarding the zone lines, the notation of the property merge, the draft deed. Doug Paton made a motion to deem the application complete and schedule a public hearing requesting the survey show the merged lots, not creating a building lot, 2<sup>nd</sup> by Bill Bruce. All Ayes.

**File # 2008-45 SD Tax Map 37.-1-68 Jay and Debbie Close** seeking a 2 lot subdivision of parcel located on 207 Shaw Hill Rd in the R1-3.2 and LC-10 acre zones. Variance for 223.37' of road frontage granted by ZBA on January 27, 2009. Debbie Close explained the subdivision. Doug Paton asked about future development on lot #2. The applicants stated that they would eventually build a home for themselves. After a brief discussion regarding the spring houses and brook Doug Paton made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> by Georgia McMeekin. All Ayes.

**Board Privilege:** Discussion ensued regarding the number of public hearings scheduled for March. Doug Paton stated he is leaving on the 13<sup>th</sup>, Mike Raymond stated he is not available after the 20<sup>th</sup>, Georgia McMeekin stated that she is available on the 11<sup>th</sup> but not the 12<sup>th</sup>, Bill Bruce stated that Jim Remington would be back soon then stated that the Close, Lynch/Dreyer and Bolton applications would be held on March 12<sup>th</sup> and the Butler, Heilman and any new business will be conducted at the regular meeting on the 18<sup>th</sup>.

Master Plan - Bill Bruce stated that the next meeting will be March 5<sup>th</sup>.

Georgia McMeekin stated that she attended a presentation by Mark Schachner at the the Association of Towns (AOT) meeting and would like the members to review the course outline.

Being no further business, Chair Bill Bruce adjourned the meeting at 8:35 PM

Respectfully Submitted  
Christine Smith-Hayes, Secretary