

Town of Horicon

ZONING BOARD OF APPEALS

Minutes of December 27, 2007

Members Present: Chairperson Priscilla Remington, Dan Smith, Harry Balz, Alternate Joe Dooris, Absent: Gail Serrine, Curt Castner, Alternate Jason Hill

Others Present: Town Counsel Mike Hill, Planning Board Member Jim Remington

Guests Present: Dan Smith, Bernie Hill, Nathaniel Hill, Linda Fish

PUBLIC HEARING:

File # 2007-35AV Tax Map #72.-1-21 Linda Fish seeking area variances for density and roadway frontage to subdivide parcel of 82+/- acres into a 5.66 +/- acre parcel and a 75+/- acre parcel, located on 461 Grassville Rd in the LC-10 and LC-42.6 acre zones. Attorney Dan Smith, representing the applicant explained the project stating that if the variances are granted the project is still subject to APA review. Priscilla Remington asked if anyone had any comments or questions. After a brief discussion regarding road frontage and acreage, Joe Dooris made a motion to close the public hearing, 2nd by Dan Smith. All Ayes.

The Regular meeting of the ZBA was called to order by Chairperson Priscilla Remington. Harry Balz made a motion to accept minutes as submitted, 2nd by Joe Dooris. All Ayes

UNFINISHED BUSINESS:

File # 2007-35AV Tax Map #72.-1-21 Linda Fish seeking area variances for density and roadway frontage to subdivide parcel of 82+/- acres into a 5.66 +/- acre parcel and a 75+/- acre parcel, located on 461 Grassville Rd in the LC-10 and LC-42.6 acre zones.

SEQRA form reviewed by the board. Joe Dooris made a motion to declare a negative declaration, 2nd by Harry Balz. All Ayes. **After a brief discussion, Joe Dooris made a motion to approve the area variances as there is no undesirable change to the character of the neighborhood or detriment to nearby properties, the requested area variance is not substantial, the benefits sought by the applicant can not be achieved by other means and the alleged difficulty was not self created, with the condition that there be no cutting of vegetation within 75' of the road with the exception of a driveway, 2nd by Harry Balz. All Ayes.**

File # 2007-36UV Tax map 53.-3-1 Vandermark (EZ Marine and Storage) seeking a Use Variance and Area Variance to establish a Commercial Marina on parcel locate on East Schroon River Rd in the RRD-10 acre zone. Discussion ensued regarding parking, electric and phone company easements. Joe Dooris stated that he is concerned about proceeding with this application without ingress and egress information. Bernie Hill stated that he is having conversations with the County regarding the right-of-way to the parcel and has paperwork ready to send to the APA. **After a lengthy discussion, Joe Dooris made a motion to deem the application complete and schedule a public hearing subject to the provision as to documentation confirming access across the County and/or State property, not referring this to the Town Planning Board and referring this to the County Planning Board.** Discussion ensued regarding the financial criteria needed to make a determination on this project. **The motion was 2nd by Harry Balz. All ayes.** The board

asked the applicant to provide a copy of the APA correspondence.

Board Privilege:

Priscilla Remington stated that she will not be present for the January meeting. Harry Balz made a motion to elect Dan Smith to Vice Chair position, 2nd by Joe Dooris. All Ayes.

There being no further business before the board, Chairperson, Priscilla Remington adjourned the meeting at 8:38 PM.

Respectfully Submitted.

Christine Smith-Hayes, Secretary