

# *Town of Horicon*

## ZONING BOARD OF APPEALS

Minutes of November 27, 2007 - Approved

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

Others Present: Town Board Member Bob Olson, Town Counsel Mark Schachner

Guests Present: Dan Smith, Bernie Hill, Jessica Peuliss, Nate Hill, Bill McGhie, Vince Blando, Anne Pieper,  
Thad Smith

**The Regular meeting of the ZBA** was called to order by Chairperson Priscilla Remington. Joe Dooris made a motion to accept minutes as submitted, 2<sup>nd</sup> by Dan Smith. All Ayes

### NEW 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.** Attorney Dan Smith, representing the applicant explained the project requested the application be deemed complete and a public hearing be scheduled. ZBA member, Dan Smith confirmed the amount of road frontage on the survey map. Attorney Dan Smith stated that now new land uses or development will occur on the 5+/- acre parcel. After a brief discussion about road frontage and the stream, Joe Dooris made a motion to deem the application complete and schedule a public hearing, 2<sup>nd</sup> 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.** Bernie Hill submitted photos to the board explaining the project to be development in three (3) phases. Bernie Hill continued that Phase 1 would include docks and parking, Phase 2 would include a store and Phase 3 would include food service, canoe and kayak access. Mark Schachner explained the requirements of a Use Variance versus an Area Variance. Bernie Hill stated that the present owner has been unable to build a home on the parcel and has also been unable to sell the parcel for four (4) years. Lengthy discussion ensued regarding variances needed. Joe Dooris stated that the board would like a narrative for the dock square footage surface area variance. A brief discussion ensued requesting the Zoning Administrator making a determination as to the needed variances. Joe Dooris made a motion to deem the application incomplete requesting that the Zoning Administrator made the determination as to the variances needed, Harry Balz asked if the board needed any other information. ZBA member Dan Smith requested that building setback be given an exact measurement. The motion was then 2<sup>nd</sup> by Harry. All Ayes. A brief discussion ensued regarding the mean high water mark of Schroon Lake.

### **Board Privilege:**

Training Report was presented

Reminder of the December meeting being held Thursday, Dec.27th

Members were reminded to submit their vouchers for payment.

There being no further business before the board, Chairperson, Priscilla Remington adjourned the meeting at 8:10 PM

Respectfully Submitted. Christine Smith-Hayes, Secretary