

Board Members Present:

- Bill McGhie, Chair
- Dan Freebern, Vice-Chair
- Steve Mullins
- Barbara French
- Dave Iasevoli, Alternate # 1
- Phil Smith, Alternate # 2

Others Present: Bernie Hill, Bernie Bolton and Robert Smith.

Meeting Called to Order: 7:00 PM

Pledge

Review of Minutes: Steve Mullins made a motion to accept the February 17, 2021 minutes as written. Second by Vice-Chair Dan Freebern. **ALL AYES.**

NEW BUSINESS:

File # 2021-01 CU
Tax Map # 88.10-53
Bernard Hill
Vacant Lot on State Route 8
Brant Lake, NY 12815

Requesting a Conditional Use from **Section 5.20** of the Town of Horicon Zoning Law for a commercial retail business for trailer sales.

Bernie Hill spoke about his proposed project. He wants to level off the lot in order to sell retail trailers. The lower part of the lot not seen from the road is currently used for storage for customers boats that are picked up in the fall and spring.

Chair Bill McGhie stated that he looked at the property and it has a very good line of site from the road in both directions.

Steve Mullins asked if the lot is leveled.

Bernie Hill responded it is pretty close to being leveled and Bernie Bolton is going to level the rest of the parcel for him.

Steve Mullins asked if there will be any trees cut.

Bernie Hill responded they have already been cut.

Chair Bill McGhie asked if there is a 100' of road frontage.

Bernie Hill responded yes there is a 100' of road frontage and if you look on the maps provided there is an easement given to Jason Hill and I own the 100' of road front and his driveway is where my lot line is located.

Steve Mullins asked about drainage for the lot.

Bernie Hill responded he will have it graded to the back of the lot, so it won't be draining down in Jason's driveway and will put a gully along the back based on Bernie's recommendation that will drain down to my lower lot. There is all sand and gravel there now there is no need to bring in more gravel.

Chair Bill McGhie asked if Bernie is going to have an entrance on Jason's driveway.

Bernie Hill responded he intends to put a grade up into the driveway so I can use his driveway as a means of me accessing my lot.

Chair Bill McGhie asked any permanent structures on that lot.

Bernie Hill responded not right now. I will only have a sign. I own all the property all around that parcel.

Chair Bill McGhie asked will you have 50' from the center line of the road.

Bernie Hill responded that he will have whatever he has at EZ Marine. I own another lot on the other side of the Town Highway and he has a setback on that piece which he follows to the rule.

Chair Bill McGhie asked if there were any more questions or comments.

Being no further questions or comments Vice-Chair Dan Freebern made a motion to deem the application complete and schedule a Public Hearing for April 21, 2021. Second by Steve Mullins. **ALL AYES.**

NEW BUSINESS:

File # 2021-01 BLA
Tax Map # 39.18-1-4 (Lot 1)
Robert and Tammy Smith
7910 State Route 8
Brant Lake, NY 12815
Tax Map # 39.18-1-5 (Lot 2)
Dan Riddle
7918 State Route 8
Brant Lake, NY 12815

Requesting a Boundary Line Adjustment to merge a piece of land for Lot 1 to bring the cabin completely onto the property of Tax Map # 39.18-1-4.

Bob Smith was present to speak about his proposed project. As you can see from all the information in front of you. We are trying to purchase 221 square feet' of Danny Riddle's property to get the boundary line adjusted to get the cabin completely on the property. The plan to sell the property and need the cabin to be in compliance with the setbacks.

Chair Bill McGhie stated that Lot 1 is a little more compliant and allows for the 15' sideline setback and brings that into compliance. Lot 2 will still be compliant.

Chair Bill McGhie asked how did this happen?

Rob Smith stated that the original structure was built in the 1950's and was a cash sale so there was no problem when purchased. When we went to sell the property, they discovered the problem that needed correction.

Vice-Chair Dan Freebern stated that he does not see how this proposal does not make sense. Chair Bill McGhie agreed.

Being no further questions or comments Vice-Chair made a motion to deem the application complete. Second by by Bill Siegle. **ALL AYES.**

Chair Bill McGhie stated a Public Hearing can be waived on this application.

There were no further questions or additional discussion on this proposal.

Vice-chair Dan Freebern made a motion to approve the Boundary Line Adjustment as presented. Second by Steve Mullins. **ALL AYES.**

The applicant was instructed that a mylar and 5 copies need to be brought to the Zoning Office for the Chair Bill McGhie to sign them.

NEW BUSINESS:

TIN TEEPEE CAMPGROUND (Bernie Bolton)
Tax Map # 71.-1-45.1
144 Bean Rd
Brant Lake, NY 12815

Requesting a Conditional Use to add 17 sites to the campground

Bernie Bolton was present to speak about his proposal. Bernie stated that he would like to expand the campground a little across the road. There are a lot of hoops he will have to go through for this proposal. He will need to have the Health Department approve the expansion. Needs a new water and septic system and expects to have it take all summer. He wanted to know before proceeding if the Board will approve this proposal before going ahead with the other approvals needed. He stated that the campground is full, and he has a waiting list of about 60 families. The camps will be located across the road from the Café. The big thing is the power and the septic will have to be installed and he will have more intense maps to follow.

Steve Mullins asked if the area to the wastewater and where is it pumped to.

Bernie Bolton responded that the design has not been done yet. The 6” main has to be approved by the Health Department.

Vice-Chair Dan Feebern asked where the new sites will be located.

Bernie Bolton showed Vice-Chair Dan Feebern where the location of the new sites will be on the proposed map. They may be configured a little differently before the final maps are submitted.

Chair Bill McGhie asked if any trees will be cut.

Bernie Bolton responded that he cut the pines, left the hardwoods and it is pretty much cleared. He does not want to cut anymore that he must to complete the proposed project.

Vice-Chair Dan Freebern asked if Bernie checked with the APA regarding the wetlands on the property.

Bernie Bolton responded that Winchip Engineering will show that on the plan that the wetlands are marked. The APA marked the wetlands at the last update he made to the campground.

Steve Mullins asked if he will be adding any new roads.

Bernie Bolton responded no; he will be using the existing roads. He will have a full set of blueprints at the next meeting.

Vice Chair Dan Freebern asked what the size of the lots are.

Bernie Bolton responded 10' x 30'. They are all seasonal travel trailers. He stated that NYS wanted that size.

Vice-Chair Dan Freebern stated that it seems pretty small; however, that seems to be the standard.

Chair Bill McGhie stated that according to the **Town of Horicon Zoning Law, Section 8.37 – Travel Trailer Camps, B. #3.**- Each travel trailer lot shall have a total area of not less than 3,000 square feet with a minimum width of 30'.

Bernie Bolton stated that he is willing to make the adjustments to the size of the lots according to the Town Zoning Law.

Being no further questions or comments Steve Mullins made a motion to deem the application complete and set a Public Hearing for April 21, 2021. At that time, all new maps will be presented, the specs on the wastewater system confirmation to meet the minimum size for each pad, the electric hookups will be shown and a complete set of drawings. Second by Bill Siegle. **ALL AYES.**

Reminder: None

Correspondence: None

Public Comments: None

Board Member Comments: None

Being no further business, Vice-Chair Dan Freebern made a motion to adjourn the meeting. Second by Bill Siegle. **ALL AYES.**

Meeting adjourned: 7:45 pm

Next Meeting: April 21, 2021

Respectfully Submitted,
Terri Katsch, Secretary