

Board Members Present:

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

Others Present: Bernie Hill, Chris Johnson, Zoning Administrator Jim Steen, and Drew Cappabianca.

Meeting Called to Order: 7:04 PM

Pledge

Review of Minutes: Barb French made a motion to accept the March 17, 2021 minutes as written. Second by Bill Siegle. **ALL AYES.**

NEW BUSINESS:

File # 2021-01 CU
Tax Map # 88.10-53.2
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 and boat sales and short-term boat storage.

Bernie Hill spoke about his proposed project and stated nothing has changed since the last meeting. He leveled off the lot to sell retail trailers, boats, and boat storage. The lower part of the lot not seen from the road is currently used as a parking lot for storage customers boats that are picked up in the fall and spring.

Steve Mullins asked what kind of trailers he is talking about.

Bernie Hill responded cargo trailers, flat bed trailers, boat trailers, all kinds of trailers.

Chair Bill McGhie asked Bernie Hill why the trailer sales were crossed out.

Bernie Hill responded that this lot has a lot of different things going on, part of the lot is parking for boats going in and out in the spring and fall. It will be used to sell trailers and boats and for boats storage.

Are you going to be selling boats up there?

Bernie Hill stated that he does not foresee it, but he does not see it being any different from the other lot where he does sell his boats next to his building.

Chair Bill McGhie stated It does not state what kind of business he will be doing.

I am doing the same thing he does. He sells trailers, sells boats at both locations, and has a total of 4 lots there. Has already be using it for the past 6-7 years.

Bernie Hill responded that he is doing same business I currently do and will do at three locations. Already been using it to park boats on it and wants to continue doing that. Using the lower lot as parking for customers to pick up and drop off boats.

Vice-Chair Dan Freebern asked if we are going to add something to the request to indicate what the retail business he will be doing.

Bernie Hill responded he would like to see something in there more specific. Used as parking lot and last 6 years I have been using the lower lot for customers picking up boats and dropping boats off.

Zoning Administrator Jim Steen stated that the lower section is not visible from Route 8 at all.

Chair Bill McGhie asked if we can change that retail business to be more specific.

Zoning Administrator Jim Steen stated yes it can be changed to reflect the sales at this site and will change the request for Commercial Retail business for trailer and boat sales and boat storage.

Vice-Chair Dan Freebern asked about driveway access to this site from Route 8?

Bernie Hill responded that he uses his driveway off of Route 8 onto the property right now and Jason Hill has easement rights to use Bernie's driveway. So he will have access to the property off of Route 8 onto this lot.

Chair Bill McGhie stated that we received the Warren County Planning Department review and the county recommended the project sponsor coordinate the length and location of access point onto Route 8 with the Resident Engineer at DOT, Warrensburg office.

Bernie stated he just heard of this now.

Zoning Administrator Jim Steen stated that we just received the statement today and it is not a problem because the Planning Board can override the County recommendation with a majority vote from the Board members. The county did state No County impact with a recommendation to contact the DOT, only a recommendation.

Drew Cappabianca stated he is in full support of the requested Conditional Use for Bernie Hill's proposal.

Being no further discussion by the Board Barb French made a motion to close the Public Hearing. Second by Bill Siegle. **ALL AYES.**

Chair Bill McGhie asked if a SEQRA form needs to be completed.

Zoning Administrator Jim Steen stated yes, a SEQRA needs to be completed.

Chair Bill McGhie conducted the review of Part II of the impact Assessment and a motion was made by Vice-Chair Dan Freebern that the proposed action will not result in any significant adverse environmental impacts. Second by Bill Siegle. **ALL AYES.**

Steve Mullins had one more question. He wanted to know about lighting on the property.

Bernie Hill responded he has no plans for lighting and will only get a permit for a sign.

Being no further questions or comments Vice-Chair Dan Freebern made a motion to approve the **Conditional Use for File # 2021-01 CU, Tax Map # 88.10-53.2**. Second by Barb French. **ALL AYES. This was a unanimous decision made by each member of the Board.**

PUBLIC HEARING: **File # 2021-02 CU**
 Tax Map # 71.-1-45.1
 TIN TEEPEE CAMPGROUND (Bernie Bolton)
 144 Bean Rd
 Brant Lake, NY 12815

Requesting a Conditional Use to add 25 sites to the campground

Chris Johnson was present to represent Bernie Bolton's proposal to add 25 additional sites to the Tin TeePee Campground. Chris Johnson stated that all new maps are presented tonight, the specs on the wastewater system confirmation to meet the minimum size for each pad, the electric hookups are shown and a complete set of drawings that the Board requested. Over on left hand corner you can see the size of all the lots as requested well over the 3,000 square foot mark as you wanted.

Vice-Chair Dan Freebern asked what the approximate width and length is of each site.

Chris Johnson responded roughly 35'x 90' average.

Chair Bill McGhie asked if the APA has flagged the wetlands already.

Chris Johnson responded that the APA has flagged the wetlands and this proposed site is away from the wetlands.

Chair Bill McGhie asked what the total percentage of the sites is to be increased. Is it more than an increase of 25%?

Chris Johnson stated that he does not know.

Zoning Administrator Jim Steen stated that it is up to the APA to determine if it is an increase of more than 25%. This is clearly a Class B project and it is within the Planning Board's authority to approve it. It would be up to the applicant to apply to the APA and it is in best interest for the applicant to do it. As far as the septic goes, it is up to the State Department of Health to approve. Jim stated that after the Department of Health approves the application the Zoning Administrator stamps the plans.

Chair Bill McGhie asked if the road already exists.

Chris Johnson stated yes.

Steve Mullins asked which are the new sites. The existing sites are shown on the plan.

Vice-Chair Dan Freebern stated that everything west of Bean Road are where the new sites are located.

Alternate Dave Iasevoli stated that the new sites were changed from 17 to 25 sites at the last meeting and the Board members all agreed.

Drew Cappabianca was there to support this Conditional Use to increase 25 new sites to the Campground.

Being no more public questions or comments Barb French made a motion to close the Public Hearing. Second by Dan Freebern. **ALL AYES.**

The Board members discussed the proposal and decided that all of the requested information from the last meeting were presented tonight. They increased the size of the lots as requested and it meets all of the Town of Horicon requirements.

Bill Siegle stated that he does not see any problem with the proposal at all and if there is any problem it will be with the APA but not the Town.

Steve Mullins asked if the State Department of Health will indicate the size of the septic and leach fields.

Chris Johnson stated yes, that will all have to be approved by the State Department of Health according to their requirements.

Being no further discussion Vice-Chair Dan Freebern made a motion to approve the Conditional Use to add 25 sites to the campground for **File # 2021-02 CU, Tax Map # 71.-1-45.1, TIN TEEPEE CAMPGROUND (Bernie Bolton)**. 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 Barb French. **ALL AYES.**

Meeting adjourned: 7:44 pm

Next Meeting: May 19, 2021

Respectfully Submitted,
Terri Katsch, Secretary