

Board Members Present:

- Steve Mullins, Chair
- David Iasevoli
- Barb French
- Melanie Fuerst

Others Present: Leah Everhart, Attorney for the Town of Horicon, Zoning Administrator Kristena Williams, Michael McClure, Karen Johansen (Reitnauer), Neil Brandmaier, Claudia Vigorito, and Michael Scidmore.

Meeting Called to Order: 7:02 pm

Pledge

Chairperson Steve Mullins appointed Melanie Fuerst to sit on the Board tonight in the absence of Bill Siegle.

Review of Minutes: David Iasevoli made a motion to accept the May 17, 2023, minutes as written. Second by Melanie Fuerst. **ALL AYES.**

NEW BUSINESS: **File # 2023-01 Site Plan Review**
 Tax Map 71.20-1-3
 Claudia Vigorito
 33 Palisades Road
 Brant Lake, NY 12815

Requesting an after the fact Site Plan Review from **Section 5.20** for a Retail Business less than 2,500 square feet.

Claudia Vigorito was present to speak about her request for the Site Plan Review. She stated she has an established business with a retail marina. She is requesting a small 100 square foot space inside of the current business that had a state inspection already. She will be having a fridge case for prepared foods, freezer case and refrigerated case for cold drinks and racks for snacks. She thinks the community will welcome it and people are already coming in for business for the marina. It's not a place to sit, not a restaurant, just a to go. It will just provide a service.

Steve asked if she would be planning on expanding it.

Claudia responded she is not planning to expand.

Steve Mullins asked if she contacted the APA yet.

Claudia Vigorito responded that this will be inside the current marina business and does not go to the APA for review. She was told that she did not have to go through the Town for a permit and had to go through the State and that is what she did and was given the State's blessing.

Steve Mullins asked about the wetlands.

Claudia Vigorito stated that the wetlands are at the docks and not around the building at all.

Chair Steve Mullins stated that we are here to deem the application complete and will have to wait for the Warren County Planning Board to send back its determination. So does everyone think this is able to be deemed complete.

Attorney Leah Everhart stated that Warren County is just providing guidance to this Board. They will issue a recommendation and it's required to be done.

Melanie Fuerst asked if we need to have a Public Hearing on this application.

Steve Mullins stated it's up to the Board to have a Public Hearing or not.

Barb French made a motion to not have a Public Hearing. Second by David Iasevoli. **ALL AYES.**

Melanie Fuerst made a motion to deem the application complete. Second by Barb French. **ALL AYES.**

Attorney Leah Everhart stated this is a TYPE II SEQRA and therefore no review is necessary.

Steve Mullins stated that we will wait for the County to respond and take action at next month's meeting on July 19, 2023.

PUBLIC HEARING: **File # 2023-01 SD**
 Tax Map # 88.11-1-9
 Estate of Betty Jean Emma Morehouse
 6676 State Route 8, Unit A
 Brant Lake, NY 12815

Requesting a Subdivision of a 22 acre parcel into 2 lots; Lot 2 will have 4 cottages and be 4.82 acres and Lot 1 will have 2 residences and will be 17.3 acres.

Michael McClure was present to represent the Estate. He stated the requested deeds with new language and a site plan with the well sited on lot 2 and the easements. There is a short easement at the entrance of the driveway and a longer one for Lot 1. The APA response was also received.

Chair Steve Mullins asked if the area where the well is sited on Lot 2 uphill, downhill or flat.

Michael McClure stated it's mostly flat.

Chair Steve Mullins stated that the Public Hearing was now open but there were no members of the Public present to speak to this application so the Public Hearing was closed.

Attorney Leah Everhart told the Board what things are typically looked at by the Planning Board for Subdivisions.

Chair Steve Mullins stated we have already addressed all of the criteria for the Subdivision.

Attorney Leah Everhart stated that there was a question, number 13 on the EAF form that was not answered.

Michael McClure stated they did not answer that because the APA Jurisdictional letter was not back yet; however, the APA letter has now been received and no permit from the APA is required so they amended the answer to number 13 A is no.

Attorney Leah Everhart stated that the Board will conduct the Environmental Review for the proposed action. She read the questions to the Board members and they answered no, or small impact will occur.

Attorney Leah Everhart stated that having answered no to small impacts the Board can declare this a negative declaration and an unlisted action and conducted an uncoordinated review and after reviewing part 2 the board can adopt a negative declaration finding no significant environmental impacts.

Melanie Fuerst made a motion to find this a SEQRA unlisted action and the Board conducted an uncoordinated SEQRA review and after reviewing Part II and adopted a negative declaration finding no significant environmental impacts. Second by David Iasevoli. **ALL AYES.**

Being no further questions or comments Dave Iasevoli made a motion to approve the application for the 2 lot Subdivision. Second by Barb French. **ALL AYES.**

Being no further questions or comments Melanie Fuerst made a motion to adjourn the meeting. Second by Barb French. **ALL AYES.**

Reminder: None

Correspondence: None

Public Comments: None

Board Member Comments: None

Meeting adjourned: 7:49 pm

Next Meeting: July 19, 2023

Respectfully Submitted,
Terri Katsch, Secretary