

**Board Members Present:**

- \_\_\_ Steve Mullins, Chair
- \_\_\_ David Iasevoli
- \_\_\_ Melanie Fuerst
- \_\_\_ Phil Smith

**Others Present:** Attorney Brian Reichenbach, Zoning Administrator Kristena Williams, Claudia Vigorito, Michael Scidmore, Bob Olson, Tom Center and Heidemaire Lane.

**Meeting Called to Order:** 7:00 pm

**Pledge**

Chairperson Steve Mullins appointed Phil Smith to sit on the Board tonight in the absence of Dan Freebern.

**Review of Minutes:** Melanie Fuerst made a motion to accept the July 19, 2023, minutes as written. Second by David Iasevoli. **ALL AYES.**

**NEW BUSINESS**

**File # 2023-01 Conditional Use (Commercial Boat Storage)**  
**Tax Map #: 71.-1-38**  
 Joseph and Linda Marra  
 6731 State Route 8  
 Brant Lake, NY 12815

Requesting a Conditional Use to store boats from the Marina.

Chair Steve Mullins stated that we will start tonight with this file as it will take less time than the Subdivision application. Steve Mullins inquired about the application question number 2 that indicates the boats can't be seen from the road; however, the boats can be seen from the road and wants to change that to the boats can be seen from the road. The answer to the question was changed with the applicant's approval. The JIF was sent to the APA; however, a response has not been received back from the APA yet.

Chair Steve Mullins asked if there were any more questions.

Claudia Vigorito asked if the application is considered complete tonight and will a Public Hearing be set.

Chair Steve Mullins responded they will consider the application complete tonight and will wait for the APA response and set a Public Hearing for next month on December 20, 2023.

Melanie Fuerst asked if a SEQRA form will need to be completed.

Attorney Brian Reichenbach responded yes, a short SEQRA form is necessary.

A SEQRA form was given to Joe Marra to complete for the December 20, 2023 Public Hearing where it will be reviewed.

Chair Steve Mullins stated the question on the application regarding the APA permit is unknown at this time and a correction was made with the applicant's approval.

Being no further questions or comments Melainie Fuerst made a motion to deem the application for the Conditional Use complete contingent on the receipt of the SEQRA form to be completed and the APA application be received back by the December 20, 2023. A Public Hearing will be set for December 20, 2023. Second by Phil Smith. **ALL AYES.**

**NEW BUSINESS:****File # 2023-02 SUBDIVISION (7 lots)****Tax Map #: 20.-1-81**

Heidimarie Lane

1379 Valentine Pond Road

Adirondack, NY 12808

Requesting a 7 Lot Subdivision

Tom Center from Hutchins Engineering firm is present to represent Heidimarie Lane's request for the Subdivision. Tom Center stated this is a 62-acre parcel divided into 7 lots. Lot 1 is a 13-acre parcel. Lot 2 is a 9 acre parcel with an existing house. Lot 3 is an 8-acre parcel, Lot 4 is an 11+ acre parcel, Lot 5 is a 7+ acre parcel and Lots 6 and 7 are a little over 5 acres each. Lots 1 and 2 require an APA permit due to the wetlands and they have been flagged and located on the map and after tonight's meeting the APA permit will be applied for. The septic's are all the appropriate distances from the wells and houses. All disturbances are less than an acre for the driveways to access the houses. If you have any questions I would be happy to answer them for you.

Chair Steve Mullins asked if there is an electric Right of Way that goes down right near the road.

Tom Center stated he's not sure if it is a deeded access Right of Way or they just have access for the poles. I think it's just that they have a right to maintain the poles.

Chair Steve Mullins asked about the soil tests and is it steep there?

Tom Center stated we kept the testing under the 15% slope area and did not do testing on the steep slopes. The houses will be built on flat areas and all the septic's are on the down slope.

Melainie Fuerst asked if a 100% reserve had to be pictured on the map in order to tell your surveyor.

Tom Center responded that it is usually 50%; however, he can do both the 50% and 100% on the map because there is more than enough room.

Melanie Fuerst asked about the contour lines and wanted to know if we require a 5' interval and on the map there are 20' intervals depicted. Contours must extend 200' beyond the boundary.

Chair Steve Mullins asked if Tom Center can get us another map with the 5' intervals.

Tom Center stated then if it is required, he may be able to get it down to 10' intervals.

Steve Mullins stated that Lot 5, the adjacent property has 940 contour lines that goes by a spring house so will your proposed septic system be upgraded from that.

Tom Center stated yes will be upgrading and go well beyond the 200' upgrade from that springhouse. It will go north away from the springhouse.

Melanie Fuerst stated that some things need to be changed on the map. Every test point that you did says TP1 and starting with lot 4 it should be TP3. Also, there is supposed to be a key map that would show the Town of Horicon with this parcel on the key map.

Tom Center stated yes, he understands and can provide that on the final map.

Melanie Fuerst stated the layout for this property is very good and the road frontage is bigger than what is required and it is a very good design. She also likes that there is a disturbance summary on this plan, and they have limited the amount of disturbance.

Steve Mullins inquired about question 12 on the archeological sites, you answered yes on the application and on the map it indicated no.

Tom Center stated on the map that you have in front of you those answers are auto populated on the EAF mapper. Those were auto populated as it might be an archeological site.

Dave Iasevoli asked what is the concrete monument on the corner of Lot 1.

Tom Center stated instead of putting a pin in the corner, a monument is set.

Attorney Brian Reichenbach stated that 20' contours are acceptable as stated on the preliminary application requirements which is an updated version of the Subdivision Regulations. So, 20' contours are acceptable for this application.

Attorney Brian Reichenbach stated that the SEQRA review for this application will be a TYPE I. Tom Hutchins should complete a long form and the board can go through the analysis at next month's meeting.

Tom Center stated yes, he will provide that at the next meeting.

Tom Center will work on the APA permit this week and wanted to know if the Board will approve the Subdivision with a contingency on getting the APA permit.

Attorney Brian Reichenbach said that the final map will include the notation of the APA permit approval process.

Chair Steve Mullins stated they will wait for the APA permit on Lots 1 and 2 to mark up on the final map.

Attorney Brian Reichenbach stated that what the Board can do is set a Public Hearing with it being contingent on approval from the APA permit and continue the process. If they don't get the APA approval the applicant would have to come back.

Chair Steve Mullins stated they can deem the application complete tonight contingent on the long form SEQRA being submitted, the APA determination on lots 1 and 2 is received and the map changes as requested.

Tom Center stated he can have these changes done by December 1<sup>st</sup> so would the Board be okay with that.

Chair Steve Mullins stated yes, and they will continue to set the Public Hearing for next month.

Being no further questions or comments, Melainie Fuerst made a motion to deem this application complete. Second by Dave Iasevoli. **ALL AYES.**

Melanie Fuerst made a motion to have the SEQRA long form completed, and the notation on the map for lots 1 and 2, and lots 3 through 7 be handled through the Town. Second by Phil Smith. **ALL AYES.**

David Iasevoli made a motion to set a Public Hearing for December 20, 2023, for the 7 lot subdivision. Second by Melanie Fuerst. **ALL AYES.**

Being no further questions or comments Phil Smith made a motion to adjourn the meeting. Second by Dave Iasevoli. **ALL AYES.**

**Reminder:** None

**Correspondence:** None

**Public Comments:** None

**Board Member Comments:** None

**Meeting adjourned:** 7:57 pm

**Next Meeting:** December 20, 2023

Respectfully Submitted,

*Terri Katsch*, Secretary