

**Board Members Present:**

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

**Others Present:** Brian Reichenbach, Attorney, Zoning Administrator Craig Leggett, Bob Olson, Scott Olson, Diane Dreyer, Craig House.

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

**Pledge**

**Review of Minutes:** David Iasevoli made a motion to accept the December 20, 2023, minutes as written. Second by Melaine Fuerst. **ALL AYES.**

**NEW BUSINESS:**       **2024-01 BLA    Lot #1**  
                              **Tax Map #: 88.-2-3**  
                              Town of Horicon  
                              19 Town Landfill Road  
                              Brant Lake, NY 12815  
                              **Tax Map # 88.14-1-6.12 Lot # 2**  
                              **Craig House**  
                              6438 State Route 8  
                              Brant Lake, NY 12815

Requesting a Boundary Line Adjustment. Town of Horicon property, located at 19 Town Landfill Road, is selling Craig House 4 acres. Craig House property will increase from 5 acres to 9 acres after the Boundary Line Adjustment is completed.

Craig House was present to speak about his Boundary Line Adjustment. He is the owner of Northwoods Concrete and he is purchasing 4 acres from the Town of Horicon property in order to have more storage. About five to seven years ago I did a Boundary Line Adjustment with the Town property as well.

Steve Mullins asked if this piece is wooded and will you be leaving any trees or buffers.

Craig House stated it is wooded and there will be a buffer on the south side close to the landfill and Benny Newton owns another piece where there will be a buffer. About 80% will be cleared.

Steve Mullins stated so on the west side and south side there will be a buffer or are you coming in from the west side.

Craig House stated I am coming in from my property in the back which is the south east side of the property pretty much where the line is now.

Steve Mullins stated, so do you have a good idea of what kind of buffer you will have.

Craig House stated on the landfill side, which is southwest will have a 10' buffer there and 10' on Benny Newton's side and the south side will have buffer there as well.

Steve Mullins asked about the gradient on this property.

Craig House stated it is gradual sloping and will be a parking lot that will be terraced 2 or 3 levels.

Steve Mullins asked if the parking lot will be gravel?

Craig House stated yes, it will be gravel.

Steve Mullins asked if there is any need for any type of drainage that you can see.

Craig House stated no its all sloping downhill.

Steve Mullins asked if he will have any utilities in their the storage building.

Craig House stated possibly electric in the future but that would be run off our current electricity.

Melanie Fuerst stated she has no questions, she visited the property and understands everything that will be done and all the history of the property.

Dave Iasevoli stated that it seems pretty straightforward to him, and he asked about the snow mobile trail and if it will be affected.

Craig House stated the snow mobile trail is no longer located there.

Zoning Administrator Craig Leggett handed out maps to the Planning Board members. He stated that you can see from the maps the topography, the boundary lines of each property and how the boundary lines will look once the adjustment is completed. It all fits together nicely.

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

Melanie Fuerst made a second motion to agree this is a Boundary Line adjustment.

Steve Mullins asked Attorney Brian Reichenbach to explain to the Planning Board why there is no need to have a Public Hearing on this application tonight.

Brian Reichenbach responded that the Planning Board's function tonight is to determine if this is a Boundary Line Adjustment and if this is going to be approved or denied. The actual sale is resolved by the Town Board and they will issue a notice subject to permissive referendum.

Steve Mullins stated we have a complete application so do we have a motion to approve the Boundary Line Adjustment.

Melanie Fuerst made a motion to approve the Boundary Line Adjustment for **File # 2024-01 BLA** between the Town of Horicon and Craig House. Second by Dave Iasevoli. **ALL AYES.**

Being no further questions or comments Dave Iasevoli made a motion to adjourn. Second by Melainie Fuerst. **ALL AYES.**

**Reminder:** None

**Correspondence:** None

**Public Comments:** None

**Board Member Comments:** None

**Meeting adjourned:** 7:15 pm

**Next Meeting:** March 20, 2024

Respectfully Submitted,  
*Terri Katsch*, Secretary