

**Board Members Present:**

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

**Others Present:** Brian Reichenbach, Attorney, Zoning Administrator Craig Leggett, Bob Olson, Scott Olson, Rena Zeppetelli, Brian Zeppetelli, Bernard Hill, Bret Winchip.

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

**Pledge**

**Review of Minutes:** Melanie Fuerst made a motion to accept the February 21, 2024, minutes as written. Second by Phil Smith. **ALL AYES.**

<b>NEW BUSINESS:</b>	<b>2024-02 BLA</b>	<b>Lot #1</b>
	<b>Tax Map #: 88.-10-1-63</b>	
	Bernie Hill	
	6480 State Route 8	
	Horicon, NY 12815	
	<b>Tax Map # 88.10-1-52</b>	<b>Lot # 2</b>
	Town of Horicon	
	20 Town Landfill Road	
	Brant Lake, NY 12815	

Requesting a Boundary Line Adjustment. Town of Horicon property, located at 20 Town Landfill Road, is selling Bernie Hill an approximate .343 acre parcel of Town property adjacent to his property.

Chair Steve Mullins stated that the Town Board made a resolution to sell the property subject to permissive referendum and if the Planning Board approves this tonight the Town Clerk is then authorized to post and publish the notice required for Resolutions subject to permissive referendum. Then the Town Supervisor, Town Clerk and Town Counsel are then authorized to execute and deliver such instruments and documents as may be necessary to effectuate the conveyance of the property.

Bernie Hill spoke about his intention to improve the lot size with the Boundary Line Adjustment to put a future building on the property. This will allow him to meet all the setbacks. Having the ability to move back away from the property line.

Chair Steve Mullins asked if any of this property was wooded.

Bernie Hill responded most of it is.

Chair Steve Mullins stated he does not see any gradients on the plan. Is the well below gradient?

Bernie Hill stated one well is below grade and one well is above grade. The one well on the downside is covered right now below grade with a top temporary plate.

Chair Steve Mullins asked where you are proposing to put the building.

Bernie Hill responded where the tent is located now. He will be putting it back more to provide for the setbacks and provide line sites from the road.

Chair Steve Mullins asked if the stone wall is going to remain.

Bernie Hill responded that will be going away and there is a big rock there that has to be moved.

Where will the building be located?

Bernie Hill responded where the tent is now located. I will be putting it back more to provide for the setbacks and provide line sites.

Melanie Fuerst stated that the Board should have been provided with full-size copies of the map of the project to be able to be written on. Planning Board members need full size maps in order to read the notes on the maps. We cannot read a digital copy of the plans because they are not able to be read. She stated the full size map should be provided prior to the meeting in order for the Board to be able to receive the proper information to make a determination on the project. Going forward Melanie stated that the Planning Board needs copies of the larger maps, not digital copies.

Phil Smith stated it seems to him that the applicant is just repurposing the land.

Chair Steve Mullins stated he has no more questions and the Town board has made a resolution to sell the property.

Being no further questions Melanie Fuerst made a motion to deem this Boundary Line application complete. Second by Phil Smith. ALL AYES.

Chair Steve Mullins asked if anyone had a motion to approve this Boundary line Adjustment.

Melainie Fuerst made a motion to approve the File #: **2024-02 BLA**. Second by Phil Smith. **ALL AYES**.

**NEW BUSINESS:**

**2024-01 SITE PLAN REVIEW (SPR)**

**Tax Map #: 36.11-1-9**  
Zeppetelli, Osika, Staudt  
366 East Shore Drive  
Adirondack, NY

Requesting a Site Plan Review for dock length for the Zeppetelli dock. Maximum length is 40' and the request is for 58' length.

Melanie Fuerst asked where the parcel is located and who are the other people Osika and Staudt located on the premises. She asked if this is the beach parcel. The map that was sent to the Planning Board members was all black and not able to be read. Brian Zeppetelli showed the Board members the location of the mooring for Mr. Staudt and the dock for Mr. Osika on the map.

Brian Zeppetelli stated they had dock doctors do a layout of the dock they wanted. They have since changed the shape of the dock. They took off the L shape off of the end of the dock. They are now requesting a 58' long dock. The Osika's are asking for a 30' dock and Mr. Staudt will have a mooring.

Chair Steve Mullins asked how deep is it at 58' out.

Brian Zeppetelli stated it is about 42" and our boat is approximately 19' long. (inaudible)

Chair Steve Mullins asked if you are confident that this length dock will do you for the duration of the time you are here using the dock.

Phil Smith asked if the Zeppetelli's can agree that they will not come back in say three years to ask for the dock to go further out.

Brian Zeppetelli stated that they are going to make it work and will not come back in the future to add more dock length.

Chair Steve Mullins asked if the construction of the dock is galvanized steel and if this is permanent or seasonal.

Brian Zeppetelli responded this is galvanized steel and also seasonal.

Chair Steve Mullins asked if there is any obstacle to navigation.

Brian Zeppetelli responded no.

Being no further questions Phil Smith made a motion to deem the application complete. Second by Melanie Fuerst. **ALL AYES.**

Phil Smith made a motion to approve the requested File # **2024-01 SITE PLAN REVIEW (SPR)** for a dock length of 58' for the Zeppetelli dock. Second by Melanie Fuerst. **ALL AYES.**

**NEW BUSINESS:**                      **2024-02 SITE PLAN REVIEW (SPR)**  
   **Tax Map #: 106.-1-23**  
   Thomas Kilbourn  
   Padanarum Road  
   Horicon, NY 12815

Requesting a Site Plan Review from **Section 5.20** to build a single-family dwelling in the LC-42.6-acre district.

Bret Winchip is here tonight representing Thomas Kilbourn's application for a Site Plan Review. He purchased this lot over the summer, he is basically building a hunting camp; however, he will put power in which will not make it a hunting camp anymore. He drew up the plans with two entrances but he will be removing one of the entrances. He meets all the setbacks, and you can see the map for placements. This is the only good spot on the lot to build. I found good soils for the wastewater system. Driveway will come out on the top of Padanarum Spur. He will do a shallow well for now and will meet separations from the neighbors' wells.

Melanie Fuerst asked what the lot size is.

Bret Winchip stated it is 3.6 acres that was subdivided back on 3/8/73 which predates the APA and the Zoning was not established until after the lot was created.

Chair Steve Mullins does this sit down below the road.

Bret Winchip stated yes everything sits downhill to the building.

Chair Steve Mullins stated that he does not see the scale for the proposed shallow well.

Bret Winchip stated the scale is 1-30. The setback mark on that well is 150' from absorption field. Shallow wells demand a 50% larger setback that's why it is a 150' setback.

Chair Steve Mullins asked if this is mostly wooded.

Bret Winchip responded yes and Mr. Kilbourn will take out only the trees necessary. It may have been logged years ago and he wants it to fill in towards the roadside.

Chair Steve Mullins asked if this will be built on piers and not a foundation.

Bret Winchip responded yes, that is correct, it's just a camp.

Melanie Fuerst asked if this was the Warren County Tax Sale?

Bret Winchip responded yes.

Chair Steve Mullins asked if this a seasonal road.

Bret Winchip responded no, this is a Town Road maintained by the Highway Department, both Padanaram Road and Padanaram Spur.

Being no further questions Melanie Fuerst made a motion to deem this application complete. Second by Phil Smith. **ALL AYES.**

Attorney for the Town, Brian Reichenbach stated that this is a residential Site Plan review and not in any critically environmental area which therefore is a TYPE II SEQRA action and would be exempt from SEQRA review.

Phil Smith made a motion that this is a Type II SEQRA and therefore exempt from SEQRA review. Second by Melanie Fuerst. **ALL AYES.**

Melanie Fuerst made a motion to waive the Public Hearing. Second by Phil Smith. **ALL AYES.**

Being no further comments or questions Melanie Fuerst made a motion to approve the **2024-02 SITE PLAN REVIEW (SPR)**. Second by Phill Smith.

First motion to adjourn made by Phil Smith. Second by Melanie Fuerst. **ALL AYES.**

**Reminder:** None

**Correspondence:** None

**Public Comments:** None

**Board Member Comments:** None

Town of Horicon  
Planning Board

DRAFT

April 17, 2024  
MINUTES

**Meeting adjourned:** 8:04 pm

**Next Meeting:** May 15, 2024

Respectfully Submitted,  
*Terri Katsch*, Secretary