

Board Members Present:

___ Steve Mullins, Chair
___ Melanie Fuerst
___ David Iasevoli
___ Philip Smith, Alternate

Others Present: Craig Leggett-Zoning Administrator, Bret Winchip-Engineer, Michael Wilson-Property Owner/Applicant, Gina DePace-Zoning Clerk.

Meeting Called to Order: 7:00 PM

Pledge

Review of Minutes: Board member David Iasevoli made a motion to accept the June 19, 2024, minutes as written. Board Member Melanie Fuerst seconds the motion. **ALL AYES.**

NEW BUSINESS: **SD 24-02**
 Tax Map # 38.-1-45.2
 Michael & Lynn Wilson

Applicant seeks to subdivide 3.28 of their 212.75 acre lot. Proposed 3.28 acre lot to be developed with a 3 bedroom Single Family Residence with drilled well, onsite wastewater disposal system, driveway and parking.

Zoning District: **R2-2, LC-10.** Location: **194 Dorset Road**

Chairman Steve Mullins addresses the room stating that this meeting was originally to be held on July 17, unfortunately due to the storms and tornado the building had lost power and the generator was not working effectively so the Board rescheduled for tonight, July 31, to avoid pushing this application back until August. The property owner thanked him for doing so.

Chairman Mullins mentions that the property Mr. Wilson would like to subdivide into a 3.28 acre lot will be entirely in the Zoning District R2-2.

Chairman Mullins asks Mr. Winchip and Mr. Wilson if they would like to speak on the property.

Mr. Winchip stands and states that Mr. Wilson would like to make his property a 2 lot Subdivision so his daughter can build a 3 bedroom Single Family Modular Home on the 3.28 acre lot with drilled well and onsite wastewater system, the driveway will be utilizing a pre-existing logging road. Mr. Winchip continues to state they have had a survey done, and have acquired the Jurisdiction of Determination as well.

Chairman Mullins reviews and questions a note made on the APA Determination about the onsite wastewater treatment requiring a setback of 100 feet from any wetlands, as there are wetlands shown on the map provided. Mr. Winchip replies that there is a stream located on the side of the property that is roughly 175 feet from the proposed wastewater disposal system, and that according to Warren County GIS the measurement from the stream is over 200 feet.

Chairman Mullins asks if everyone has looked through Part 1 of the SEAF, stating he believes it is filled out properly

and completely and he does not have any concerns.

Chairman Mullins asks the board if they have any questions.

The Board all agrees they do not have any questions or concerns thus far.

Chairman Mullins moves on to "Part 2-Impact Assessment" of the SEAF.

All questions result in a "No" or "Small Impact".

Chairman Mullins mentions that there will be a slight impact-but due to the amount of the acreage around this site it will not result in more than a small or slight impact.

Board Member Melanie Fuerst states that due to the design of the project, she does not believe there will be any increase, or negative impact, on the erosion or drainage of the property.

Board Member Fuerst motions to make a Negative Declaration on the SEAF **and** that the Application is complete.

Board Member Iasevoli seconds motion.

All in Favor. **Aye.**

Motion Carries.

Chairman Mullins asks if anyone has any other general questions.

Board Member Iasevoli asks about the woodlands on the property and states it looks like there seems to be a large amount of "dead" woods. Mr. Winchip states he believes the picture on the maps were taken in the fall and what he is seeing is a large amount of deciduous trees that have lost their leaves.

Chairman Mullins states that they will need to seek a Permit from the Town to access the property from Dorset Road. Mr. Winchip states that he will do so, but that there is already a suitable culvert in place due to the existing logging access road.

Board Member Fuerst asks about the note listed on the Site Plan stating:

"Due to groundwater table observations made at test pit, exterior foundation wall should be waterproofed with an approved drainage mat, properly constructed footing drains inside an out, and backfilled with clean granular material."

Mr. Winchip explains that they had a shallow test pit showing mottles (signifies poor drainage and aeration) at 24 inches and water seeping at 6 feet. Mr. Winchip stated that there are different options available for waterproofing, that he just wanted the homeowners and builder to be aware of potential drainage issues to avoid any problems in the future.

Board Member Fuerst asks what plans get filed to the county, stating that she would like these findings and stipulations to be noted on the maps/plans that will be filed to insure they are followed and recorded properly.

Board Member Fuerst motions to have a map note placed on the survey map stating to refer/follow the instruction plans noted on the Site Plan for:

**Project: Remington Residence, Town of Horicon, Warren County, NY
Prepared by Winchip Engineering, Town of Chestertown, NY 12817
Project No. 24-012, ST-001**

Board Member Smith seconds motion.
ALL in Favor. **Aye**
Motion Carries.

Chairman Mullins asks for a motion for completeness of the application.

Board Member Fuerst states she included that in the motion to deem SEQRA/SEAF complete.

Chairman Mullins asks for a motion to waive a Public Hearing due to it being a Minor Subdivision.

Board Member Iasevoli motions to waive Public Hearing.
Board Member Smith seconds.
All in Favor. **Aye**
Motion Carries.

Board Member Fuerst motions that all plans for the proposed Minor Subdivision for Michael and Lynn Willson are complete and accurate.
Board Member Iasevoli seconds.
All in Favor. **Aye**
Motion Carries.

Chairman asks for a motion to approve **Application SD 24-02.**

Board Member Smith motions to approve.
Board Member Iasevoli seconds.
All in Favor. **Aye.**
Motion Carries.

Chairman Mullins asks if there is any other business to discuss this evening.

Board Member Iasevoli asks if the future meetings will return to the original scheduling.
Chairman Mullins confirms that is correct.
No further business to discuss.

Meeting adjourned: 7:22 pm

Next Meeting: August 21, 2024 @ 7:00 pm.

****Update, Please take Notice****

Following the July 31 meeting; Mr. Winchip of Winchip Engineering submitted final language for the map note to be put onto the survey map to be filed and recorded with the County. The note will be as follows:

“This Subdivision Plat was approved by the Town of Horicon Planning Board in conjunction with an Approved Site Plan and Construction Details on file with the Town of Horicon Zoning Office, 6604 State Route 8, Brant Lake, NY 12815, for a single family residence and associated appurtenances, Approved Site Plan Sheet ST-001, Revision 1, Released for Permitting and Construction, P.E. Stamped and dated

August 1, 2024 , and Sheet St-002, Revision 1, Released for Permitting and Construction, P.E. Stamped and dated August 1, 2024, by Winchip Engineering, P.C., available for public review on request from the Town of Horicon Zoning Office.”

Respectfully Submitted,
Gina DePace
Zoning Clerk