

Board Members Present:

___ Bill McGhie, Chair
___ Dan Freebern, Vice-Chair
___ William Siegle
___ Steve Mullins
___ Barbara French
___ David Iasevoli, Alternate # 1

Others Present: Jared Lusk, Attorney for Verizon, Sarah Coleman- Airosmith Development, Zoning Administrator Scott Olson, Tod Beadnell, Mrs. Beadnell, Attorney Rob Simon.

Meeting Called to Order: 7:05 PM

Pledge

Review of Minutes: Vice-Chair Dan Freebern made a motion to accept the May 20, 2020 minutes as written. Second by Bill Siegle. **ALL AYES.**

NEW BUSINESS: **File # 2020-01 CU**
 Tax Map # 53.-3-1
 Anthony and Susan Beadnell
 East Schroon River Rd

Requesting a Conditional Use from **Section 5.20** of the Town of Horicon Zoning Law for a Commercial Marina.

Attorney Rob Simon, representative for Anthony and Susan Beadnell. explained to the Planning Board members the changes to the application that were made last night, June 16, 2020 at the ZBA meeting for variances for this application. The dock is 82' long that is only the existing dock it is actually 135'. At ZBA agreed to reduce to five (5) fingers which will accommodate 10 boats. This reduces the number of parking spots to 20 parking spaces. Some boats will be owned by the Beadnell family members and some employee's of the RV Park. Limit the RV park campers will be limited to three (3) days a week. Limiting boats to 24' length. We will ask the DEC if we can buoy the far shore to mark the shallow areas. Attorney Rob Simon will provide a letter to the Board from the DEC. It is considered a commercial marina due to the amount of fingers. What they are talking about is just docks, parking spots and a porta-potty. There will be the filling of boat at the dock. What was agreed to boats should arrive there with a full tank of gas. This was to reduce the number of times a boat needed to be gassed up. There will be no food service. The existing structure is on the shoreline already and they do not want to disturb the shoreline by expanding anymore than is existing. They will be re-surfacing the dock. There is also an existing road to the parcel.

Steve Mullins asked if the road is an abandoned road by the County.

Attorney Rob Simon responded that no it is not an abandoned road, but that road was put in when the old bridge collapsed, and a new bridge was built. There is state land next to this parcel and the state boat launch on the other side of this parcel.

Steve Mullins asked who owns the road and who maintains the road.

Attorney Rob Simon responded that Anthony Beadnell owns the road and maintains it as well.

Chair Bill McGhie asked if there are any plans for expansion in the future.

Attorney Rob Simon stated no this is it. No future plans for any expansion. It is convenient to the RV Park, a good location and pre-existing. By putting fingers on the existing dock it reduces any further disturbance to the shoreline.

Chair Bill McGhie asked by reducing the fingers to five (5) will that increase the spacing between the fingers.

Attorney Rob Simon responded yes.

Bill Siegle stated that he would like to clarify that there will be five (5) fingers, 20 parking spaces and porta-potty.

Attorney Rob Simon responded that is correct.

Chair Bill McGhie asked if any trailers will be on the property.

Attorney Rob Simon responded no, they will be taken back and forth to the RV Park.

Chair Bill McGhie asked where the boats will be stored in the winter.

Attorney Rob Simon responded no nothing stored at the parcel.

Chair Bill McGhie asked if any trees will be removed.

Attorney Rob Simon responded no trees will be removed.

Chair Bill McGhie asked if there will be any fires or picnics allowed.

Attorney Rob Simon responded no there won't be any of that happening at the docks. People will do that at the RV Park.

Bill Siegle asked if the Beadnell family, the employees of RV Park and the RV Park campers will be using the docks.

Attorney Rob Simon responded that is correct.

Vice-Chair Dan Freebern asked if anyone figured out how far out into the river the docks and the boats will go and how navigable the river is at that point.

Attorney Rob Simon responded yes, at the ZBA meeting it was determined that reducing to five (5) fingers and limiting boats to 24' will provide enough room for navigation.

Chair Bill McGhie asked if the porta-potty will be screened.

Attorney Rob Simon responded that they can be if the Board members want to include that condition.

Chair Bill McGhie asked if they will be bringing in any fill and will they be fueling at the docks.

Attorney Rob Simon responded no, no fill will be brought in and there will be no fueling at the docks.

Vice-Chair Dan Freebern asked if anyone will be keeping track of the boats that go in and out from the docks.

Attorney Rob Simon responded yes the Beadnell's employees at the RV Park will be keeping track.

Steve Mullins asked if this needs an APA permit.

This application will be sent to the APA for review.

Chair Bill McGhie asked Zoning Administrator Scott Olson if he is sure this is the RRD 10 district.

Zoning Administrator Scott Olson stated that yes it is in the RRD 10 district.

Being no further questions or comments Vice-Chair Dan Freebern made a motion to deem the application complete and set a Public Hearing for July 15, 2020. Second by Bill Siegle. **ALL AYES.**

PUBLIC HEARING: **File # 2020-03 SPR (correction)**
 Tax Map # 122-3-3
 Tax Map # 122-3-2 (driveway is through this parcel)
 Cello Partnership/dba/Verizon Wireless
 14 Riding Highway Ranch Road

Requesting a Site Plan Review from **Section 5.20** – Public Utility Use/wireless communications tower

Jared Lusk, Attorney for Verizon Wireless and Sarah Coleman Verizon Wireless real estate consultant from Airosmith were on the conference call. Attorney Jared Lusk updated the Board members on the proposed project and asked the Board members to turn to TAB (E) Exhibit 2, page 5 of the application. This map indicates the current coverage area showing the area that is not reliable as well. He then asked the Board members to turn to TAB (E) page 3, which is the map of the new coverage area as well as the site for the cell tower itself which is located on the Ridin-Hy Ranch facilities. He directed the Board members to look at Tab I (site plan package) page C-1 about six pages in, this site plan indicates where the road is located for access to the proposed lease area. It is a 12' wide gravel access road that leads up to the 100' x 100' lease area. Sheet C-3 shows the exact location of the tower and the generator.

Chair Bill McGhie asked if they must bring in any fill.

Attorney Jared Lusk is not aware of anyone bringing in fill. They will use what is there.

Chair Bill McGhie asked about dams or diverting water.

Attorney Jared Lusk stated as you can see there is a rip rap swale and they will comply with the APA Engineer's requirements.

Bill Siegle asked if the seal on the right side of page C-1 is a State seal.

Attorney Jared Lusk stated that yes, it is a State of New York Professional Engineer seal.

Attorney Jared Lusk stated that the APA is just waiting for the Horicon Planning Board's decision.

Chair Bill McGhie asked if anyone had any other questions or comments and if we had heard from Warren County Planning Review. If not, the Planning Board can make their decision and if Warren County does indicate a negative review the Planning Board would be able to override their decision with a majority plus one vote. As it turns out this application did not need to go to Warren County Review Board. If after 30 days of no response the Planning Board can vote on this application.

Vice-Chair Dan Freebern made a motion to close the Public Hearing. Second by Bill Siegle. **ALL AYES.**

Being no further comments Vice-Chair Dan Freebern made a motion to approve the Conditional Use for the Cell Tower without any conditions. Second by Bill Siegle. **ALL AYES.**

Vice-Chair Dan Freebern had some questions on the Commercial Marina and the zoning district it is located in. Zoning Administrator Scott Olson explained the situation and the reason for the variances are based on Section 5.20 of the Town of Horicon Zoning Law for a Commercial Marina.

Being no further questions or comments Vice-Chair Dan Freebern made a motion to adjourn the meeting. Second by Bill Siegle. **ALL AYES.**

Reminder:

Correspondence:

Public Comments:

Board Member Comments:

Meeting adjourned: 7:55 pm

Next Meeting: July 15, 2020

Respectfully Submitted,
Terri Katsch, Secretary