

**Board Members Present:**

\_\_\_ Bill McGhie, Chair  
\_\_\_ William Siegle  
\_\_\_ Steve Mullins  
\_\_\_ Barbara French  
\_\_\_ David Iasevoli, Alternate # 1

**Others Present:** Town Attorney Leah Everhart (by conference call), Attorney Rob Simon, Anthony Beadnell, Pat Kelly, Mike Dolan, Diane Pfadenhaur, and Zoning Administrator Scott Olson.

**Meeting Called to Order:** 7:10 PM

**Pledge**

Chairperson Bill McGhie appointed David Iasevoli to sit on the Board tonight in the absence of Vice-Chairperson Dan Freebern.

**Review of Minutes:** Barb French made a motion to accept the June 17, 2020 minutes as written. Second by Dave Iasevoli. **ALL AYES.**

**PUBLIC HEARING:**       **File # 2020-01 CU & SPR**  
                                  **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.

Chairperson Bill McGhie opened the Public Hearing and asked if anyone was present that wanted to speak. Pat Kelly a resident whose property sits across the river from this parcel asked if the applicant is looking for 12 parking spaces.

Chairperson Bill McGhie stated that there will be 2 boats on each finger making for ten boats. We require 2 parking spaces for each boat making the number of parking spaces 20. It is now reduced to 20 parking spaces.

Pat Kelly asked if these slips are to be used exclusively by the RV campers.

Chairperson Bill McGhie stated that some will be used by the campers and some will be used by the Beadnell family and RV park employees.

Pat Kelly asked if the approval is contingent upon those slips being used exclusively for the RV campers.

Attorney Rob Simon responded that the dock slips will be used by the campers, the Beadnell family members and the RV park employees this is not going to be a Public dock.

Pat Kelly asked what else is involved in this. Is it the 5 floating fingers?

Attorney Rob Simon responded there is a parking lot, porta-potties (2) and that's it.

Pat Kelly asked if the parking lot is going to be paved.

Attorney Rob Simon responded no; it will be gravel.

Pat Kelly asked if this parking lot is exclusive to the same group.

Anthony Beadnell responded that the parking area has been used in the past by local residents and people using the boat launch across the way; however, he will shut the parking lot off if the need arises.

Pat Kelly stated I guess then it's not used exclusively by the people who will use the dock slips.

Attorney Rob Simon responded right now no. So long as he does not have to do that. It is mandated to use 2 parking spaces per slip and that seems like a lot of parking spaces; however, that is the mandate.

Pat Kelly asked if there are plans for any buildings, a store, picnic tables or fuel at the location.

Attorney Rob Simon responded there are no plans for buildings, a store or any fuel at the location.

Anthony Beadnell responded unknown to the picnic tables. He will decide on any picnic tables.

Pat Kelly asked if picnic tables would be used exclusively for the RV campers who use the slips.

Anthony Beadnell responded yes.

Pat Kelly stated, so the original docks that were put in, I'm assuming you put them in Mr. Beadnell. Anthony Beadnell stated they have been there for 20 to 30 years and does not remember the name of the person who put them in originally.

Pat Kelly stated he does not think they are up to snuff then.

Attorney Rob Simon responded we know that and Mr. Beadnell will be resurfacing the dock.

Pat Kelly asked what about growth. Say in a year you want to add more what happens then.

Attorney Rob Simon stated they would have to go back to the ZBA for variance approvals.

Pat Kelly stated that he is concerned about the traffic flow from the boats because it is a busy area.

Chairperson Bill McGhie stated that they realize the area is a busy one and if the area can handle the amount of boats out on the Fourth of July weekend and the Labor Day weekend then he does not have concerns about the additional boats presenting any problems with navigation.

Pat Kelly asked if the original cribs will be used or will you rebuild and will that part remain permanent and in the water.

Anthony Beadnell and Attorney Rob Simons stated the cribs fine and are above the water and he will be resurfacing the dock.

Chairperson Bill McGhie asked if Pat Kelly had any more questions.

Pat Kelly responded that he would just feel better if it was exclusively for the use of campers.

Anthony Beadnell responded that one employee has a boat there and his grandson has a boat there. The rest will be for the RV campers.

Chairperson Bill McGhie asked if anyone else would like to speak on the matter.

Chairperson Bill McGhie would like the porta-potties not be visible from the road and asked if they will be there year round.

Attorney Rob Simon responded that they will not be visible from the road and they will not be there year round.

Mike Dolan a resident who owns land across the river asked if the APA has to approve this request.

Attorney Rob Simon responded yes they do and they have already approved the variances for this application.

Being no further questions or comments Barbra French made a motion to close the Public Hearing. Second by Steve Mullins. **ALL AYES.**

Chairperson Bill McGhie stated that the Board will now discuss the request for the Conditional Use and Site Plan Review. The applicant has agreed to shield the porta-potties from view, and the dock fingers have been reduced to 5 fingers. He also recommended that the boats have full tanks of gas before the campers take the boat out in order to reduce any fueling at the dock. A condition placed by the ZBA stated that the maximum days for the RV park campers' boats to be docked will be 3 days.

Barbara French asked if a trash can will be located at the site and will there be trash removal.

Anthony Beadnell responded yes there will be one trash can located near the porta-potties that will have trash removal.

Town Attorney Leah Everhart asked if there are any changes to the site plan other than the addition of the 5 fingers. For example if any hard scape being put down or additional structures placed on the site.

Attorney Rob Simon stated that they might have to put a fence around the porta-potties.

Town Attorney Leah Everhart asked if the Board is thinking of a fence or vegetative screening.

Attorney Rob Simon stated they would prefer to use vegetative screening

Town Attorney Leah Everhart stated typically in a site plan approval the site plan the location proposed new structures or things. L just wanted to be sure that the board wants these structures be shown on the map.

Chairperson Bill McGhie stated that they will not require the porta-potties and vegetative screening be shown on the map after the Board members discussion.

Town Attorney Leah Everhart explained to the Board members they can now proceed with the SEQRA review.

Barbara French made a motion that an uncoordinated SEQR review was conducted being an unlisted SEQR action the Board adopted a negative SEQR review as there are likely to be no significant adverse environmental impacts. Second by David Iasevoli. **ALL AYES.**

Being no further questions or comments Steve Mullins made a motion to approve the Conditional Use for the Commercial Marina. Second by Bill Siegle. **ALL AYES.**

Chairperson Bill McGhie discussed with the Board members the conditions that the porta-potties shielded from view of the road by either fencing or vegetative plantings. An updated Site Plan indicating the amount of the fingers will now be 5 fingers and there will be 2 boats on each finger making for 10 boats. We require 2 parking spaces for each boat; therefore, there will be 20 parking spaces.

The porta-potties will be placed on high ground away from the water as well as the trash receptacle.

Steve Mullins made a motion to approve the Site Plan Review for the Commercial Marina with the following conditions:

1. Porta-potties and the trash receptacle will be shielded from the road with either fencing or vegetative screening.
2. A new site plan will be provided to the Zoning Office reflecting the reduction to 5 fingers.
3. The parking lot to reflect the reduced amount of parking spaces from 24 to 20 spaces on the new Site Plan.

Second by Dave Iasevoli. **ALL AYES.**

Being no further questions or comments Steve Mullins made a motion to adjourn the meeting. Second by Bill Siegle. **ALL AYES.**

**Reminder:** None

**Correspondence:** None

**Public Comments:** None

**Board Member Comments:** None

**Meeting adjourned:** 7:53 pm

**Next Meeting:** August 19, 2020

Respectfully Submitted,  
*Terri Katsch*, Secretary