

**Town of Horicon
Planning Board**

**April 20, 2016
MINUTES**

Present at Meeting: Bill McGhie, Chairperson
Teri Schuerlein, Vice-Chair
William Siegle
Dan Freebern
Joe Turcotte, Alternate #2

Also Present: Town Attorney, Leah Everhart, Bob Olson, Town Board member, Jim Steen, Zoning Administrator, Kurt Bedore, Bernie Hill, Rob Simon, Paul Smith, Christopher Norcross, Stephanie Norcross, Alyssa Hayes, Scott Hayes, Gary Frenz.

ADENDA ITEMS: File #2016-01 CU, Tax Map # 55.-2-6
File 2016-03 CU, Tax Map # 88.10-1-7
File 2016-04 CU and File 2016-02 SD Tax Map # 39.-1-17.1

Pledge

Chairperson, William McGhie called the meeting to order at 7:00 p.m.

Chairperson, William McGhie appointed alternate member Joe Turcotte as a voting member in the absence of Mike Raymond.

Approval of minutes: Joe Turcotte made a motion to approve the March 16, 2016 minutes as written. Second by Teri Schuerlein. **ALL AYES.**

NEW BUSINESS: File 2016-02 CU
Tax Map # 88.10-1-63
Bernie Hill
6514 State Route 8
Brant Lake, NY 12815

Conditional Use approval for Retail Business, General

Bernie Hill is requesting a Conditional Use approval for a retail business to place boats for sale on this piece of property. There is an issue with the placement of the boats and traffic safety due to poor visibility at the intersection at Town Shed Road and State Route 8. The Town of Horicon’s Highway Department is at the end of Town Shed Road and there have been many near misses with Town snow plow trucks and traffic on State Route 8 at that intersection due to the placement of the boats, especially during the winter months.

Bernie presented to the Board a Road Visibility Study done from 2009 through present day. The Board reviewed the pictures presented by Mr. Hill. Teri Schuerlein asked what the distance is up to the tree line to the west and Bernie Hill responded that distance is 150’. Dan Freebern asked what the roadway setback is on this piece of property and Jim Steen, Zoning Administrator responded 40’ is needed for structures.

Bernie Hill introduced Kurt Bedore from KB Engineering and Consulting, PLLC who provided an extensive report on the sight distance assessment at the intersection of NY Route 8 and Town Shed Road in the Town of Horicon.

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Based on the report submitted by Mr. Bedore the findings for a single unit truck making a left turn at the intersection the required sight distance is 630' and there are 336' available which is deficient. A single unit truck making a right turn at the intersection the required sight distance is 525' and 605' is available which is suitable; however, an improvement can be made going east by removing pine and shrub trees on the south side of NY State Route 8.

Mr. Bedore stated that he can only speak to the date he did the assessment, which was on Thursday, April 16, 2016. The situation is more problematic in the winter months when the boats are shrink wrapped and topped with snow which decreases the sight distance to the west. The Town snow plows have difficulty exiting that intersection without causing accidents due to the decrease in the sight distance and the trucks are less reactive, slower than a typical passenger vehicle and take more time to enter onto NY Route 8 and accelerate.

Corrective recommendations were made by Mr. Bedore and are included in the Sight Distance Assessment that was submitted into the record.

Teri Schuerlein asked Town Highway Superintendent Paul Smith to comment on the issues that the Highway Department have relating to this intersection. Paul Smith stated the visibility is a problem for the trucks during the winter to be able to see over the shrink wrapped boats. Paul stated that he contacted NY State regarding putting a light at that intersection and the request was denied. Paul Smith stated that there have been numerous near-miss accidents at that intersection.

Discussions ensued regarding recommendations for remedies for the issue.

Teri Schuerlein made a motion to deem the application complete and set a Public Hearing for May 18, 2016. Second by Joe Turcotte. **ALL AYES.**

NEW BUSINESS:

File 2016-03 CU
Tax Map # 88.10-1-7
Scott Hayes
6523 State Route 8
Brant Lake, NY 12815

Conditional Use approval for Section 8.20 Retail Services, Commercial

Scott Hayes spoke on behalf of his proposed Conditional Use to be able to operate a small engine repair shop on the site.

Chairperson Bill McGhie asked if there will be a need for parking at the site and Scott Hayes responded no parking will be needed. People will only drop off and pick up the equipment to be repaired.

Teri Schuerlein asked if he will be selling or storing equipment outside and Scott Hayes responded there may be some sales intermittently and if any storing of equipment it will be behind the building. Teri also asked if there will be any signs outside and Scott there will be a sign on the building that will be applied for once the Conditional Use for the Retail Services, Commercial is approved.

Being no further questions or comments Teri Schuerlein made a motion to deem the application complete and schedule a Public Hearing for May 18, 2016. Second by Dan Freebern. **ALL AYES.**

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NEW BUSINESS: **File 2016-04 CU and File 2016-02 SD**
 Tax Map # 39.-1-17.1
 Christopher Norcross
 8083 State Route 8
 Brant Lake, NY 12815
 Conditional Use approval to build a single family home in LC-42.6 acre zone.
 2 Lot Subdivision

Chris Norcross came before the Board to request subdividing a piece of property and building a modular home for his parents on one of the subdivided lots.

Dan Freebern asked for clarification on where the property was located and Chris Norcross showed the Board on the map the location of the property.

Teri Schuerlein asked what the size of the parcel he is proposing to subdivide and Chris responded that it is 42.77 acres.

Jim Steen, Zoning Administrator stated that it will need an APA permit for the Subdivision due to wetlands on the property.

Dan Freebern indicated that it is a flood zone as well and Jim Steen responded that there was no indication on the Warren County flood zone map that the proposed house location is located in a flood zone.

Attorney Leah Everhart asked what triggers the conditional use and Jim Steen, Zoning Administrator responded that the Town of Horicon Ordinance states that a single family home in the LC 42.6 acre zone requires a Conditional Use.

All of the information is currently being reviewed by the APA.

Chairperson Bill McGhie asked if there was state land that borders the property and Chris Norcross stated that yes some of the property borders State land.

The deeds for the properties were submitted into the record.

Dan Freebern made a motion to deem the applications complete and schedule a public hearing for May 18, 2016. Bill Siegle second. **ALL AYES.**

Chairperson Bill McGhie asked the Planning Board members if the two week deadline can be waived for submission of applications. It was determined by the Board that accepting applications will be done at the discretion of Chairperson William McGhie and Jim Steen, Zoning Administrator.

Being no further questions or comments Teri Schuerlein made a motion to adjourn the meeting. Second by William Siegle. **ALL AYES.**

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Meeting adjourned at 8:10 pm

Next meeting: May 18, 2016

Respectfully submitted,

Terri Katsch

Secretary