

**Town of Horicon
Planning Board**

**December 16, 2015
MINUTES**

Present at Meeting: Bill McGhie, Chairperson
Teri Schuerlein, Vice-Chair
William Siegle
Dan Freebern
Georgia McMeekin, Alternate # 1
Joe Turcotte, Alternate #2

Also Present: Leah Everhart, Town Attorney, Bob Olson, Town Board member, Peter Palmer, Jim Steen, Zoning Administrator, Attorney Dan Smith

ADENDA ITEMS: File #2015-15-SD, Tax Map # 54.-1-41, Peter Palmer
ADIRONDACK PARK AGENCY REQUEST FOR CONSULTATION APA PROJECT 2015-147
File #2015-16SD, Tax Map # 70-2-32.1, Anthony and Susan Beadnell

Pledge

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

Chairperson, William McGhie appointed alternate Joe Turcotte as a voting member in the absence of Mike Raymond and Georgia McMeekin as a voting member in the absence of Dan Freebern.

Chairperson William McGhie stated that the only members voting on the November 18, 2015 minutes will be Teri Schuerlein, Bill McGhie, Bill Siegle and Joe Turcotte.

Approval of minutes: Teri Schuerlein made a motion to approve the November 18, 2015 minutes as written. 2nd by Bill Siegle. ALL AYES.

PUBLIC HEARING:

**File #2015-15-SD
Tax Map # 54.-1-41
Peter Palmer
187 Pease Hill Road
Brant Lake, NY 12815
Proposed two (2) lot Subdivision**

Chairperson, Bill McGhie asked if there were any comments or questions on this proposed project.

Being no comments or questions Teri Schuerlein made a motion to close the Public Hearing. 2nd by Joe Turcotte. **ALL AYES.**

UNFINISHED BUSINESS: **File 2015-14AV**
 Tax Map # 54.-1-41
 Peter Palmer
 187 Pease Hill Road
 Brant Lake, NY 12815
 Proposed 2 lot Subdivision

Chairperson William McGhie asked if there are any question or comments regarding the proposed two (2) lot subdivision.

Jim Steen stated that the ZBA Board of Appeals approved the variances on this proposed project and the APA upheld the variances with the condition that the garage lot (Lot 1) will not be converted to a home and no residential structures be built on the lot. This language shall be placed in the deed and on the Subdivision map.

Board member Dan Freebern arrived late and Georgia McMeekin went back to the position of Alternate #1.

A SEQRA review was done and the proposed project was determined to be an unlisted action and adopted a SEQRA negative impact.

Teri Schuerlein made a motion to adopt a SEQRA negative impact. 2nd by Joe Turcotte. **ALL AYES.**

Being no further questions or comments Teri Schuerlein made a motion to approve the subdivision with the conditions that there be no well, no septic on the garage lot (Lot 1) and the garage lot (Lot 1) will not be converted to a home and no residential structures be built on the lot. This language shall be placed in the deed and on the Subdivision map. 2nd by Bill Siegle. **ALL AYES.**

At this time Chairperson William McGhie asked Georgia McMeekin to return to the Board as a voting member in the absence of Mike Raymond and Joe Turcotte returned to the Alternate # 2 seat.

NEW BUSINESS: **ADIRONDACK PARK AGENCY REQUEST FOR CONSULTATION APA PROJECT 2015-147**
 William White
 7002 State Route 8
 Brant Lake, NY 12815
 Tax Map # 72.13-2-41

Zoning Administrator Jim Steen explained that Mr. White came into the Zoning office about a year ago to discuss this dredging project. Jim Steen stated that he told Mr. White that he would need a DEC permit, APA permit and Army Corps of Engineers permit in order to dredge. At this time Mr. White has all the necessary permits; however, the Army Corps of Engineers did not respond in writing. Zoning Administrator Jim Steen spoke with Brad Sherwood at the Army Corps of Engineers and Brad Sherwood stated that because this is such a small project there was no need for the Army Corp of Engineers to issue a permit or take any action. Jim Steen stated that Mr. White will be removing 30 cubic yards of silt taken out with a backhoe, he will put bales of hay around it and fencing to prevent any runoff into the lake. The APA is required to consult with the Town Planning Board on Class A projects. Collen Parker at the APA had no responses from adjoining land owners regarding this proposed project. Leah Everhart stated that we are not obligated to give the APA any recommendations; however a letter will be given to the APA that states the Planning Board unanimously recommends approval of the proposed project.

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Bernie Bolton will do the dredging and Mr. White stated that they are hoping to get this done before the Spring of 2016.

Chairperson, Bill McGhie stated that a letter would be sent to the APA recommending the agency approve this project.

Teri Schuerlein made a motion to approve William White's proposed dredging project without conditions. 2nd by Bill Siegel.
ALL AYES.

NEW BUSINESS: **File 2015-16 –SD**
 Tax Map # 70-2-32.1
 Anthony and Susan Beadnell
 East Schroon River Road

Proposed 5 lot (cluster) Major Subdivision of 148 acres

Attorney Dan Smith is representing Anthony and Susan Beadnell in the proposed five (5) lot cluster subdivision. Attorney Dan Smith stated his understanding of what constitutes a cluster subdivision and whether or not a cluster subdivision requires open space or a common area. He went on to talk about previous cluster subdivisions that were approved without common open space.

Bill McGhie stated that he has a problem with the proposed project as presented because the purpose of the cluster subdivision is to create common open space and required in a major subdivision as well.

Lengthy discussion ensued between Attorney Dan Smith and the Planning Board members regarding common open space and amount of lots to be created from the subdivision.

After the discussion Attorney Dan Smith and the Planning Board members all agreed that it will now be considered a six (6) lot subdivision.

Jim Steen, Zoning Administrator read the Subdivision Regulations, page 24 section 7.20 regarding subdivisions for the Planning Board members regarding open space.

Lengthy discussion ensued again regarding full 10 acre lot density and reduced lot sizes. Attorney Dan Smith and the Planning Board members looked at the configurations on the maps and decided that the maps presented tonight are not sufficient as they do not contain any open space and the maps do not show the complete property in order the Planning Board members to have discussions on the proposed subdivision.

It was the opinion of the Planning Board members that tonight's application will serve as a pre-application.

The Planning Board members decided that a site visit will be necessary.

Teri Schuerlein made a motion to table this application until the next meeting on January 20, 2016 subject to receiving new maps. 2nd by Bill Siegel. **ALL AYES.**

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Town Board member Bob Olson addressed the Planning Board regarding review of the Town of Horicon Zoning Ordinance. The Town Board will have a workshop that will satisfy the four (4) hour training probably sometime in February 2016. Bob Olson also thanked the Planning Board on behalf of the Town Board for their service and mentioned that the Land Use regulations have been a positive influence on the town.

Teri Schuerlein made a motion to adjourn. 2nd by Bill Siegle. **ALL AYES.**

Meeting adjourned at 8:50 pm.

Next meeting: January 20, 2016

Respectfully submitted,
Terri Katsch
Secretary