

**Town of Horicon
Planning Board**

**January 21, 2015
MINUTES**

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

Also Present: Jim Steen Zoning Administrator,
Mike Hill, Esq., Town Attorney

Matthew Fuller, Attorney and Bob Olson, Town Board member

**ADENDA ITEMS: File # 2014-03SD Brant Lake Farm LP Tax Map 55.-2-5.1,
55.-2-5.2 and 55.-2-6**

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

Chairperson, William McGhie appointed Georgia McMeekin as a voting member in absence Of Dan Freebern.

Approval of minutes: Teri Schuerlein made a motion to approve the minutes from December 17, 2014 as amended, 2nd by Mike Raymond. All AYES.

New Business: File # 2014-03SD
Tax Map 55.-2-5.1, 55.-2-5.2 and 55.-2-6
Brant Lake Farm LP
State Route 8
Proposed 3 Lot Subdivision

Attorney Matt Fuller, representing the owner/applicants of Brant Lake Farm LP reviewed the project with the Board indicating the proposed subdivision will be from a plus or minus 12.7 acre parcel of land from the larger Brant Lake Farm holdings and a prior subdivision parcel on the Brant Lake property that will be collapsed, creating (1) one lot. The new lot will have one (1) driveway which, Brant Lake Farms will convey an easement to the new entity of the house to use a section of the driveway and Brant Lake Farms will reserve back rights to itself to use another section of the driveway.

A discussion ensued between Attorney Matt Fuller and the Board members regarding the easement points on each map and clarified the boundaries, trails and easements for the proposed subdivided lot.

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Discussion ensued among the Board members and Jim Steen, Zoning Administrator regarding the lakefront lot and the possibility of building on that portion of the lot.

Attorney, Matt Fuller indicated there is no intent to build on lakefront portion of the lot and will have a map note to indicate the lakeside lot is not a separate building lot and language placed in the deed to indicate the same. Attorney, Matt Fuller will have the deed revised with letter references added to the language in the deed and denoting letter references on the maps as well that will clearly show all boundaries, trails and easements of the proposed subdivision.

Teri Schuerlein made a motion to deem the application conditionally complete based on incorporating revised map with letter references and revised deed; map note to indicate the lake side lot not intended to be a separate lot. Attorney Matt Fuller, to have the revised map and deed completed by February 4, 2015. A Public Hearing will be scheduled for February 18, 2015. 2nd by Mike Raymond. All AYES.

Chairperson, William McGhie reminded the Board members of the Saratoga Planning and Zoning Conference indicating he will be at Town Hall on January 28, 2015 by 7 a.m. if anyone wishes to car pool to the event.

Being no further discussion or questions, Mike Raymond made a motion to adjourn the Planning Board meeting. 2nd by William Siegle. All AYES.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Terri Katsch
Secretary