

**Town of Horicon  
Planning Board**

**June 29, 2016  
MINUTES**

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

**Also Present:** Leah Everhart, Town Attorney, Brian Bearor, Tom Jarrett, Brandon Himoff, Bob Olson, Town Board member, Gary Frenz.

**ADENDA ITEMS: File 2016-05 CU, Tax Map # 88.14-1-10**

**Pledge**

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

Chairperson, William McGhie appointed Georgia McMeekin, Alternate # 1 in the absence of Board member Mike Raymond.

**Approval of minutes:** Vice-Chairperson Teri Schuerlein made a motion to approve the June 15, 2016 minutes as written. Second by Georgia McMeekin. **ALL AYES.**

**PUBLIC HEARING: File 2016-05 CU  
Tax Map # 88.14-1-10  
YMCA of Glens Falls  
142 Tannery Road  
Brant Lake, NY 12815**

Conditional Use approval for Institutional Use parks/recreation and community center

Brian Bearor, CEO of the YMCA of Glens Falls spoke on behalf of the proposed Conditional Use to be able to operate a parks/recreation and community center at the former Susie Q's restaurant. Brian extended his thanks to the staff for their work to get the proposed Conditional Use fast tracked. Brian Bearor stated they have now identified 15 – 18 children that will participate this summer in the reading program. He stated that they will extend the reading program to 3<sup>rd</sup> graders as well. They will have an active learning program in the morning and afternoon activity will consist of camp like activities. Brian Bearor stated that as of today he was informed that the North Country Ministries will be providing the breakfast and backpacked food for the weekends to the children. In the fall they are anticipating after school programs with about 30 children and will coordinate with the North Warren School district. The hours of operation in the summer will be from 9:00 am until 4:00 pm and Friday's will be a field trip for the children. During the fall, activities will cease around 5:00 pm and the weekend activities will end by 5:00 pm as well.

Vice-Chairperson Teri Schuerlein asked if they have received their approvals from the Board of Health.

Brian Bearor stated that the Health Department application is proceeding through channels post haste and the permit will be issued shortly. Most likely the approvals will be issued by Friday, July 1, 2016. Brian Bearor went on to state that if the permits are not issued they would delay the opening.

Vice-Chairperson Teri Schuerlein asked if that includes the water supply and waste water and Tom Jarrett responded yes.

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Chairperson Bill McGhie asked about the safety issue near Route 8 and if the children are outside what the plans will be for safety. Brian Bearor stated that if the children are outside than they would be on the grassy area away from Route 8 and the staff would be watching the children. Tom Jarrett stated that the YMCA in Glens Falls is right next to Glen Street, which is a very busy road and there have not been any safety issues at that site. Brian Bearor stated that there is one teacher and two camp counselors.

Vice-Chairperson Teri Schuerlein asked if the staffing was already in place. Brian Bearor responded yes and that the training was already taking place.

Dan Freebern asked about the transportation and whether it will be done in conjunction with the school district. Brian Bearor stated that they will be working with the school district busing service. There will be one child attending who is from Warrensburg and that child will be transported by the parents.

Chairperson Bill McGhie asked how the YMCA identified the children who will be attending and Brian Bearor stated they were identified by the staff and counselors.

Discussion ensued regarding the traffic issue on Route 8 and Brian Bearor and Tom Jarrett stated that if a traffic issue exists they would return to the Board to discuss narrowing the driveway to Tannery Road entrance.

Both Brian Bearor and Tom Jarrett indicated that if there are any changes to the site they will come back before the Planning Board for approvals.

Town Attorney Leah Everhart asked if this was the most recent survey submitted with the application and Brian Bearor and Tom Jarrett responded yes.

Bob Olson addressed the Board stating that as a citizen of the Town of Horicon he urges the Board to approve this program and stated that opportunities like this don't come along often and this type of program is tailored for a rural area like the Town of Horicon. He applauds all of the people who put this together as well.

Brandon Himoff, the former owner of the property stated that he would like the Board to approve this project as well.

Gary Frenz stated that he believes this is a good program and would like to encourage the Board to approve the project and it would be a welcome addition to the Town of Horicon.

Being no further questions or comments, Dan Freebern made a motion to close the Public Hearing. Second by Vice-Chairperson Teri Schuerlein. **ALL AYES.**

The Planning Board discussed the proposed conditional use and Vice-Chairperson Teri Schuerlein wanted to make clear that a precedent should not be set by approving the Conditional Use without the applicants receiving the permits from the Board of Health. The Board determined that they would make that a condition of the approval.

Town Attorney Leah Everhart stated that the Warren County Referral letter was received indicating No County Impact with this proposed project.

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The Board conducted a SEQRA review and determined that this is an unlisted action and adopted a negative declaration.

Teri Schuerlein made a motion to declare this project an unlisted action and declare a SEQRA negative declaration. Second by Bill Siegle. **ALL AYES.**

Being no further questions or comments Vice-Chairperson Teri Schuerlein made a motion to approve the application for Conditional Use for parks/ recreation and community center with the condition that the applicant receive a Department of Health certificate for a children's camp prior to commencement. Second by Bill Siegle. **ALL AYES.**

Bill Siegle thanked Brandon Himoff for his contribution to the YMCA for this project.

Being no further questions or comments Vice-Chairperson, Teri Schuerlein made a motion to adjourn the meeting. Second by Bill Siegle. **ALL AYES.**

**BOARD COMMENTS:**

Meeting adjourned at 7:35 p.m.

Next meeting: September 21, 2016