

**Town of Horicon
Planning Board**

**March 16, 2016
MINUTES**

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

Also Present: Town Attorney, Leah Everhart, Bob Olson, Town Board member, Jim Steen, Zoning Administrator, Steve Alheim from Eric and Eric Construction.

ADENDA ITEMS: File #2016-01 CU, Tax Map # 55.-2-6

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: Teri Schuerlein made a motion to approve the January 20, 2016 minutes with changes as noted. Second by Joe Turcotte. **ALL AYES.**

PUBLIC HEARING: File 2016-01 CU
Tax Map # 55.-2-6
Brant Lake Farm – David and Kirsten Carmel
19 Lake House Road
Brant Lake, NY 12815

Conditional Use approval to add an addition in a flood plain

Chairperson, Bill McGhie opened the Public Hearing on File # 2016-01 CU.

Steve Alheim, Project Manager from Eric and Eric Construction, representing David and Kirsten Carmel is before the Planning Board seeking a Conditional Use to add approximately an additional 600 square feet to an existing structure in a flood plain.

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

The Board discussed the proposal for the Conditional Use to add an addition in a flood plain.

Chairperson Bill McGhie stated that he visited the property while the lake was high and there is at least five feet underneath the home where the addition will be. He does not see any danger from flooding problems.

Teri Schuerlein asked if the Board approves the proposed addition would the Town bear any responsibility if the addition floods. Town Attorney Leah Everhart stated that the likelihood of any lawsuit succeeding would be remote.

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This proposed project will be an improvement to the neighborhood.

The addition will have a separate septic system provided the system be located out of the flood zone. The septic system once placed will have to meet all of the Town of Horicon's requirements before receiving a Zoning Compliance Certificate.

Zoning Administrator Jim Steen stated that the applicant did receive a variance approval for the addition from the ZBA; however, the APA has not responded to the review of the file.

Chairman Bill McGhie noted that the Warren County Planning Department issued its review and found that there will be no county impact with this proposed project.

This is a SEQRA Type II action and therefore exempt from SEQRA review.

Joe Turcotte made a motion based on previous discussion to approve the Conditional Use. Second by Teri Schuerlein.
ALL AYES.

PUBLIC COMMENTS: Town Attorney Leah Everhart and Bernie Hill discussed language to be placed on his map in order to amend the Mylar map before Chairperson Bill McGhie can sign the map.

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

Meeting adjourned at 7:15 pm

Next meeting: April 20, 2016

Respectfully submitted,
Terri Katsch
Secretary