

Town of Horicon  
Planning Board

November 16, 2016  
MINUTES

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**Present at Meeting:** Chairperson William McGhie  
Dan Freebern  
Georgia McMeekin  
Joe Turcotte

**Also Present:** Town Attorney Leah Everhart, Gary Frenz, Berness Bolton, Town Board member Bob Olson, Zoning Administrator James Steen.

**ADENDA ITEMS:**

**Pledge**

Chairperson, William McGhie called the meeting to order at 7:05 p.m.

**Approval of minutes:** Minutes from October 19, 2016 will be reviewed at the December 14, 2016

**PUBLIC HEARING:** File # 2016-03 SD  
Tax Map # 38-1-12  
Jack and Gail DeGregorio  
10 Clearwater Lake Road  
Brant Lake, NY 12815

**3 Lot Subdivision**

This file is tabled until the next Planning Board meeting on December 14, 2016

**UNFINISHED BUSINESS:** File # 2016-03 SD  
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**Boundary Line Adjustment**

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   **Tax Map #**  
   Jack and Gail DeGregorio  
   10 Clearwater Lake Road  
   Brant Lake, NY 12815

**Boundary Line Adjustment**

This file is tabled until the next Planning Board meeting on December 14, 2016

**NEW BUSINESS:**               **File # 2016-01 Boundary Line Adjustment**  
   **Tax Map #: 88.2-2.111, 88.-2-2.112, 88.-2-2.113 and 88.-2-2.114**  
   Berness Bolton, Jr.  
   Horicon Avenue  
   Brant Lake, NY 12815

**Seeking a Boundary Line Adjustment of vacant parcels on Horicon Avenue (Lot #1 will decrease from 123.85 acres to 119.7 acres and Lot # 2 will increase from 2.57 acres to 6.75 acres)**

Bernie Bolton explained to the Board members there were three vacant lots off of Horicon Avenue just north of Tannery Road that he subdivided years ago in 2009, Tax Map numbers 88.22.112 (0.85 acre) 88.-2-2.113 (0.86 acre), 88.-2-2.114 (0.86 acre) and now he is going to combine those lots and take 4.19 acres off of his larger parcel (123 acres) Tax Map number 88.-2-2.111 lot to create Lot 2 by combining them and doing a Boundary Line Adjustment. The new Lot 2 will be a total of 6.75 acres once created. There is more than enough road frontage for the lot 2 once created.

Chairperson William McGhie asked what zone this parcel is located in and Jim Steen responded CR 20,000 zone.

Chairperson asked for clarification on the Boundary Line adjustment and Bernie Bolton stated it is a merger of part of the larger parcel.

Dan Freebern asked Bernie Bolton if there is road access to the remaining parcel 88.-2-2-111 and Bernie Bolton responded yes there is 150' of road access for that parcel.

Georgia McMeekin asked if there were any conditions on the original subdivision that was done in 2009. Bernie responded no there were no conditions put on the subdivision at that time.

The Board had a discussion on conditional use of lot 2 that will be created.

Georgia McMeekin asked Bernie Bolton if he gets the conditional use for lot 2 for Boat storage will this be his own business. Bernie Bolton responded no, he will be selling the lot once the Conditional Use for Boat storage is received.

An uncoordinated review of SEQRA was reviewed by the Planning Board members and based on information presented, found this to be an unlisted action and adopted a negative declaration finding no significant adverse environmental impact likely to occur.

Dan Freebern made a motion to adopt a SEQRA negative declaration finding this an unlisted action finding no significant adverse environmental impact. Second by Georgia McMeekin. **ALL AYES.**

Being no further questions or comments Georgia McMeekin made a motion to approve the application to merge/combine tax map parcel numbers 88.-22.112 (0.85 acre) 88.-2-2.113 (0.86 acre), 88.-2-2.114 (0.86 acre) and, though a Boundary Line Adjustment, increase the newly merged lot by 4.19 acres which will reduce tax map parcel number 88.-2-2.111 by 4.19 acres. Second by Joe Turcotte. **ALL AYES.**

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**NEW BUSINESS:**                      **File # 2016-07 CU**  
   **Tax Map # 88.-2-2.112, 88.-2-2.113, 88.-2-2.114 and portion of 88.-2-2.111**  
   Berness Bolton, Jr.  
   Horicon Avenue  
   Brant Lake, NY 12815

**Seeking a Conditional Use of a 6.75 acre vacant parcel for commercial boat storage**

Bernie Bolton stated that once Lot 2 is created EZ Marine will be purchasing the lot.

Chairperson William McGhie asked if there was a map for the lot that the Board could look at.

There was one included in the packages for all of the Board members.

Bernie Bolton stated that there are berms along the side of the property and the lot is treed along the front of the property. There are berms on the side setback of the property and Bernie Bolton stated that the berms are about ten (10') feet in height.

The map indicates where the boats are to be stored in rows on Lot 2.

Zoning Administrator Jim Steen read the setback regulations for commercial boat storage properties and the required setback is ten (10') feet from side property line, fifty (50') feet from front of the property and fifty (50') feet from rear property line. Bernie's lot far exceeds those setbacks.

Short discussion ensued regarding more specific information in the drawings of where the boats will be stored. The Board members decided that only the setbacks be met and stated clearly and not the lineup of the boats.

Being no further questions or comments Dan Feebern made a motion to deem the application complete and set a Public Hearing for December 14, 2016. Second by Joe Turcotte. **ALL AYES.**

Georgia McMeekin asked Zoning Administrator Jim Steen about the Beadnell project and Jim Steen responded nothing has come of that application. Georgia McMeekin asked Zoning Administrator about Bobby Higgins property and Jim responded that when a formal complaint is filed then he can take action to enforce.

**COMMENTS:** The new Town of Horicon Zoning Ordinance is now in effect as of November 4, 2016 and each Board member received a copy. Some applications will be updated to coordinate with the new Zoning Ordinance.

**PUBLIC COMMENTS:** None

Being no further questions or comments Dan Freebern made a motion to adjourn the meeting. Second by Georgia McMeekin. **ALL AYES.**

Meeting adjourned at 8:00 p.m.

**NEXT MEETING:** December 14, 2016

Respectfully Submitted,  
*Terri Katsch, Secretary*