

**Town of Horicon
Planning Board**

**November 18, 2015
MINUTES**

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

Also Present: Bob Olson, Town Board, Gary Frenz, ZBA Chairman, Peter Palmer, John Palmer, and Jim Steen, Zoning Administrator.

ADENDA ITEMS: File #2015-15-SD, Tax Map # 54.-1-41, Peter Palmer

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.

Approval of minutes: Teri Schuerlein made a motion to accept the June 17, 2015 minutes as written. 2nd by Joe Turcotte.
ALL AYES.

New Business:

**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 who was here to speak on this application.

Peter Palmer addressed the Board members regarding his proposal to subdivide his property into two separate lots. He is currently requesting variances for lot size and roadway frontage from the Zoning Board of Appeals. The piece of land with the garage has no well and no septic. Peter Palmer stated that in case something happens to him and his wife had to sell the house the garage would be separate and could not be sold with the house. Peter Palmer wants the garage to go to his brother and their children. The garage is used to store cars and is heated. It is built on a slab and there is no attic.

Teri Schuerlein asked if the deed will be in both John and Peter Palmer's name. Peter Palmer responded yes it will be in both names.

Chairperson, Bill McGhie asked where the boundary line will be. Peter Palmer stated that the boundary line will be near the driveway.

Peter Palmer explained that he is trying to get enough road frontage for the variance that is currently before the Zoning Board of Appeals and that there will be a condition put on the request (if approved) that this will not be a buildable lot.

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Chairperson, Bill McGhie stated that there is a deed on file for this application.

Chairperson Bill McGhie stated that he walked the property and saw what he thought to be wetlands.

Peter Palmer explained that there are no wetlands on his property and the wet area is from spring runoff and dries up in the summer months. Peter Palmer explained that the whole property is ledge and there is a culvert for the water to run into, where it dries up.

Discussion ensued between, Chairperson Bill McGhie, Zoning Administrator Jim Steen, applicant Peter Palmer and board member Joe Turcotte regarding the wet area in question. Based upon Warren County GIS Map and a listing of parcels which contain wetlands, it was determined that there are no wetlands on the property and the wet area is just from runoff and becomes dry.

Being no further questions or comments Teri Schuerlein made a motion to deem the application complete and set a Public Hearing for December 16, 2015. 2nd by Joe Turcotte. **ALL AYES.**

Teri Schuerlein asked if a SEQRA is needed for this application and it was determined that if one was needed it will be addressed at the next meeting on December 16, 2015.

Being no further comments, Joe Turcotte made a motion to adjourn the Planning Board meeting. 2nd by Bill Siegle. **ALL AYES.**

Meeting adjourned at 7:25 pm.

Next meeting: December 16, 2015

Respectfully submitted,
Terri Katsch
Secretary