

**Town of Horicon
Zoning Board of Appeals**

**July 26, 2016
Minutes**

Present at Meeting:

Thad Smith, Chairperson
Cheryl Erickson Vice-Chairperson
Gary Frenz
Pat Farrell
Scott Olson, Alternate #1

Also Present: Bob Olson, Town Board member, Bill McGhie, Planning Board Chairman, Ray Duplain

Agenda Items: File 2016-03 AV Tax Map # 72.13-2-47

Pledge

Chairperson Thad Smith announced that in the absence of Charles Lewis, Scott Olson Alternate # 1, would be seated as voting member tonight.

Chairperson Thad Smith called the meeting to order at 7:00 p.m.

Review of Minutes: Vice-Chairperson Cheryl Erickson made a motion to approve the February 23, 2016 minutes as written. Second by Scott Olson. **ALL AYES.**

NEW BUSINESS: File 2016-03 AV
Tax Map # 72.13-2-47
Ray Duplain
7051 State Route 8
Brant Lake, NY 12815

After the fact variance for a Shoreline setback from Zoning Code section 11.24 to place a deck over existing cement piers to project 16' from the mean high water mark over the lake where a 50' setback is required. The deck also requires an Area Variance from Zoning Code 8.10 for a proposed 6' 3" side yard setback where 15' is required.

Ray Duplain gave a brief overview of the proposed variance requests. He purchased his house about a year and a half ago and there are two existing cement piers from the 1960's or 1970's with a deck over the top of the existing cement piers. It is the same size as the width and length of the cement piers and was there when he purchased the house. The deck is used for kayaks, chairs and access to boat dock. The top is removable and is removed every winter.

Gary Frenz asked why there is no square footage variance request.

Thad Smith stated he would speak with the Zoning Administrator about the question.

Scott Olson asked how much further will the decking hang over the piers and Ray Duplain responded about eighteen inches (18").

Vice-Chairperson Cheryl Erickson stated that it looks like the neighbors have the same type of deck and they covered theirs as well. Ray Duplain answered yes they do have the same type of deck.

Scott Olson asked if he should recuse himself from the Public Hearing because he is the neighbor of Mr. Duplain; however, he never met Mr. Duplain before this evening. Chairperson Thad Smith stated that the Board members do not have a problem with Scott Olson being seated for the Public Hearing on this application because Scott Olson does not know Mr. Duplain.

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Gary Frenz made a motion to deem the application complete and set a Public Hearing for August 23, 2016. Second by Scott Olson. **ALL AYES.**

PUBLIC COMMENTS: None

BOARD COMMENTS: None

Being no further questions or comments Gary Frenz mad a motion to adjourn the meeting. Second by Pat Farrell. **ALL AYES.**

Meeting adjourned 7:12 pm.

Next meeting: August 23, 2016

Respectfully Submitted,
Theresa Katsch, Secretary