

**Town of Horicon  
Zoning Board of Appeals**

**Draft**

**July 28, 2015  
Minutes**

**Present at Meeting:** Gary Frenz, Chairperson  
Cheryl Erickson, Vice-Chairperson  
Pat Farrell  
Thad Smith  
Charles Lewis  
Scott Olson, Alternate #1  
James Dewar, Alternate #2

**Also Present:** Jim Steen, Zoning Administrator, Jeri Hepworth

**Agenda Items:** File # 2015-09AV Tax Map # 55.14-1-10.2

**Pledge**

Chairperson Gary Frenz called the meeting to order at 7:00 p.m.

**Review of Minutes:** Chairman Gary Frenz stated that Scott Olson will vote on tonight's review of the minutes instead of Charles Lewis, who was absent from the June 23, 2015 ZBA meeting. Cheryl Erickson made a motion to approve the minutes from June 23, 2015 as amended. Second by Pat Farrell. ALL AYES.

**NEW BUSINESS:**

**File # 2015-09AV  
Tax Map # 55.14-1-10.2  
Jeri Hepworth**

Roadway setback from Zoning Code 8.10 to build a boathouse that will sit 13.2' from the roadway where 50' is required.

Jeri Hepworth gave a brief history of her property and the boathouse that her grandparents built in the 1940's. Jeri Hepworth's husband started the rebuilding of the boathouse process a few years ago and had Bernie Bolton remove the boathouse in June 2011 due to disrepair and safety concerns. Ms. Hepworth's husband passed away a year and a half ago and she is continuing the rebuilding process. Jeri Hepworth presented the ZBA members with a current picture of the old boathouse foundation and a letter in support of the proposed building of the new boathouse signed by her neighbors. Ms. Hepworth's proposing to rotate the new boathouse 90° to protect it from the weather. There will be no sides on the proposed boathouse, just a roof and will be in materials, and in colors, that will complement the natural features of the setting. A letter received from the APA states there is no permit or variance required from the APA for this proposed project. Ms. Hepworth is currently awaiting DEC and ARMY CORPS OF ENGINEERS approval. The proposed replacement structure will sit further away from the road than the original structure. The cribbing system is a non-displacing system which does not disturb the flow of the water.

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Gary Frenz, Chairperson asked that the picture and letter of support by the neighbors submitted by Ms. Hepworth be entered into the file for the record.

Being no further questions or comments from the Board, Cheryl Erickson, Vice-Chairperson made a motion to deem the application complete and set a public hearing for August 25, 2015. Second by Charles Lewis. ALL AYES.

Jim Steen, Zoning Administrator mentioned to the Zoning Board members that the Zoning Ordinance revisions are being reviewed at this time and he recommends that boathouses permitted by right be exempt from roadway setbacks. Jim Steen also mentioned to the Board members to think about eliminating the shoreline setback exemption for structures 100 square feet or less like the APA does in order not to be more restricting than the APA. The Zoning Board will review the matter and discuss at the August 25, 2015 meeting.

**PUBLIC COMMENTS: NONE**

**BOARD COMMENTS: NONE**

Being no further discussions or questions, Thad Smith made a motion to adjourn the ZBA meeting. Second by Pat Farrell. ALL AYES.

**Meeting adjourned at 7:18 pm.**

**Next meeting: August 25, 2015**

Respectfully Submitted,  
*Theresa Katsch*, Secretary