

Town of Horicon

ZONING BOARD OF APPEALS

Minutes of February 28, 2006 approved March 28, 2006

Members Present: Chairperson Priscilla Remington, Harry Balz, Dan Smith, Curt Castner, Absent: Gail Serrine, Steven Smith.

Others Present: Counsel to Boards Mark Schachner, Zoning Administrator Gary McMeekin,

Guests Present: Carl & Linda Koehler, Geraldine Farrell, Susan Millington, Peter Beletti.

PUBLIC HEARINGS:

Harry Balz recused himself from the Carl Koehler application as he is a neighbor of the applicant.

2006-02 Tax Map 20.10-1-50 Carl Koehler seeking an area variance to build an addition on home located at 21A Jay Ct. Priscilla Remington asked if anyone had any comments or questions. Being no comments or questions, the public hearing was closed.

Harry Balz rejoined the board

2006-03 Tax Map 56.5-1-6 John and Geraldine Farrell seeking area variances from shoreline setback and road setback to build an addition on home located at 7756 State Rte 8. Geraldine Farrell stated that she would like to build a 20'x 22' addition to include a bedroom and bathroom on the side of her cottage as shown in the drawings. Warren County Planning Board stated No County Impact with a stipulation that the septic system be compatible with the addition. Discussion ensued regarding the septic discharge. Gary McMeekin stated that he will address septic issues if the variance is granted. Being no further comments or questions, the public hearing was closed.

Regular Meeting of the ZBA was called to order by Chairperson, Priscilla Remington. Harry Balz made a motion to approve the minutes as written, 2nd by Curt. All Ayes

UNFINISHED BUSINESS:

Harry Balz recused himself from the Carl Koehler application as he is a neighbor of the applicant.

2006-02 Tax Map 20.10-1-50 Carl Koehler seeking an area variance to build an addition on home located at 21A Jay Ct. Dan Smith stated that he saw no major detriment to the neighborhood and no negative input from the neighbors. Dan Smith made a motion to approve the variance as there will be no undesirable change to the character of the neighborhood or nearby properties, the benefits sought cannot be achieved by other means, the request is substantial but not excessive, this will not have an adverse physical or environmental effect and this was not self created, 2nd by Curt Castner. All Ayes.

Harry Balz rejoined the board

2006-03 Tax Map 56.5-1-6 John and Geraldine Farrell seeking area variances from shoreline setback and road

setback to build an addition on home located at 7756 State Rte 8. Harry Balz stated that this board received two pieces of communication, one from Attorney John Silvestri and the second one from neighbor Dick Wells addressing concerns of heating system and septic. Curt Castner stated that he remembered that parcel has a holding tank located on the side of the road. Harry Balz asked the applicant if they owned property on the other side of the home and if the well was located on the other side of the road. Geraldine Farrell stated that they did own property and the well was located on the other side of the road and they are willing to delete the balcony on the back of the home. Priscilla Remington stated that this was a large addition for a small lot. Harry Balz suggested that the applicant move the cottage to the other side of the road. Gary McMeekin stated that the applicant could build a home on the other side of the road and convert the cottage to a non-liveable dwelling by removing the septic and plumbing. After more discussion regarding the applicants alternatives, Harry Balz made a motion to deny the application as the benefit can be achieved by other means, there would be an adverse effect on the environment and the character of the neighborhood , this is a substantial request, and this is self created as there are alternatives, 2nd by Dan Smith. All Ayes.

2006-01 Tax Map 106.-1-4 Carol Meyer seeking area variances for density and road frontage for a 4 lot subdivision located on Hayesburg Rd. Susan Millington representing the applicant stated that this is a 4 lot subdivision located in 3 zones. Dan Smith stated that he is not totally against this project except the question of why 4 lots and not 3 lots. Susan Millington stated that all of the lots are very large and only affected by the zones. Priscilla Remington stated that the lots are good size lots for that area. Harry Balz made a motion to deem the application complete, schedule a public hearing, not referring this to the Town of Horicon Planning Board, 2nd by Curt Castner. All Ayes.

2005-56 Tax Map 36.15-1-12.1 Erling Asheim seeking an area variances from road frontage to subdivide parcel located on East Shore Dr. Letter received from the applicants representative requesting the application be tabled until the March 2006 meeting as the applicant is retaining an engineer to provide a remedial storm water runoff plan. This application is tabled until the March 2006 meeting.

NEW BUSINESS:

2006-04 Tax Map 54.-1-6.2 Robert and Susan Smith seeking an area variance from sideyard setback to build a garage at 527 Pease Hill Rd. After a brief discussion Harry Balz made a motion to deem the application complete, schedule a public hearing, not referring this to the Town of Horicon Planning Board, 2nd by Dan Smith. All Ayes.

2006-05 Tax Map 55.14-1-9 James Mrazek seeking an area variance to replace a deck/dock/seawall and add a roof/deck structure on parcel located at 603 Palisades Rd. Gary McMeekin stated that there is an existing dock on this parcel but this request is to rebuild that dock system incorporating a roof and a deck on that roof over a U-shaped dock along with a seawall, each requiring variances. Dan Smith questioned the height of the structure from the mean high water mark. The application indicates the height to be 16' above the mean high water mark. Dan Smith made a motion to deem the application complete, schedule a public hearing, refer this to the Warren Co. Planning Board and Town of Horicon Planning Board, 2nd by Curt Castner. All Ayes

2006-06 Tax Map 71.12-1-30 Peter Beletti seeking an area variance from shoreline setback to build a fence on parcel located at 223 Palisades Rd. Peter Beletti stated that this parcel is located next door to the Old Briar Cliff parcel and that people will park on the grass area and use the lake for swimming, fishing etc without his permission. Mr Beletti would like this fence for safety and liability reasons as it would indicate to people that this

is private property. Harry Balz made a motion to deem the application complete, schedule a public hearing, referring this to the Warren Co. Planning Board, not referring this to the Town of Horicon Planning Board, 2nd by Dan Smith. All Ayes.

There being no further business before the board, Chairperson Priscilla Remington adjourned meeting at 8:40 PM.

Respectfully Submitted,
Christine Smith-Hayes