

Town of Horicon

ZONING BOARD OF APPEALS

Minutes of April 22, 2008

Members Present: Priscilla Remington, Gail Serrine, Dan Smith, Harry Balz, Curt Castner, Alternate Gary Frenz
Absent: Alternate Jason Hill

Others Present: Town Board Member Bob Olson

Guests Present: Cindy Mead, Donald Studler, Mark Treichel, Paul Empett

PUBLIC HEARING:

File #2008-01AV Tax Map 55.10-1-17 Mark Treichel seeking a 30' and a 38' shoreline setback variance to build a 8' x 16' second floor covered balcony over existing deck and a two story side addition to home located at 10 Sand Beach Way in the R1-10 acres zone. Don Studler of Eric & Eric representing the applicant explained that the balcony will not extend any further out than the lower deck. Priscilla Remington asked if there were any comments or questions from the audience. As there were no comments or questions, Gail Serrine made a motion to close the public hearing, 2nd by Dan Smith. All Ayes.

The Regular meeting of the ZBA was called to order by Chair Priscilla Remington. Dan Smith made a motion to approve the minutes as presented, 2nd by Harry Balz. All Ayes.

Unfinished Business:

File #2008-01AV Tax Map 55.10-1-17 Mark Treichel seeking a 30' and a 38' shoreline setback variance to build a 8' x 16' second floor covered balcony over existing deck and a two story side addition to home located at 10 Sand Beach Way in the R1-10 acres zone. Don Studler of Eric & Eric representing the applicant explained that the balcony will not extend any further out than the lower deck. After a brief discussion Gary Frenz made a motion to approve the 30' and 38' shoreline setback variances as

There will be no undesirable change to the character of the neighborhood or detriment to nearby properties, benefit sought by applicant cannot be achieved by other means, no adverse effect or impact on the physical or environmental conditions in the neighborhood, the alleged difficulty was not self created, 2nd by Harry Balz. All Ayes.

File 2008-04AV Tax Map 71.16-1-13 Robert Henshaw seeking an area variance for rear yard setback to build a garage on parcel located at 163 Palisades Rd in the R1-3.2 acre zone. Discussion ensued regarding necessary information. Harry Balz made a motion to deem the application incomplete requesting the applicant submit a scaled drawing with dimensions and provide a drawing of the garage, 2nd by Gail Serrine. All Ayes.

New Business:

File # 2008-08AV Tax Map # 20.-1-44 Gary Finch seeking a 30' front yard setback variance to build a 20' x 24' garage on parcel located at 415 Johnson Road in the R2-5 acre zone. The applicant is being represented by Paul Empett. After a brief discussion, Dan Smith made a motion to deem the application complete and schedule a public hearing, 2nd by Gary Frenz. All Ayes.

File # 2008-09AV Tax Map # 38.20-1-5 Dennis Borrello seeking a 20' shoreline setback variance to build a screened porch over existing deck on parcel located at 12 Horicon Birches Road in the R1-1.3 acre zone. The applicant is being represented by Schraver Construction. After a brief discussion, Dan Smith made a motion to deem the application complete and schedule a public hearing, 2nd by Gary Frenz. All Ayes.

File #2008-10AV Tax Map # 36.3-3-12.2 Ross and Mary Schoembs seeking a 2' dock surface area variance to add an 8' x 8' dock section to approved dock on parcel located at 213 East Shore Dr in the R1-1.3 acres zone. After a brief discussion, Gail Serrine made a motion to deem the application complete and schedule a public hearing, 2nd by Dan Smith. All Ayes.

File #2008-12AV Tax Map 37.-1-25 Gerald Hill seeking a 292' roadway frontage variance to subdivide parcel located at 239 Dorset Road in the R2-2 and LC-10 acre zones. After a brief discussion, Curt Castner made a motion to deem the application complete and schedule a public hearing, 2nd by Dan Smith. All Ayes.

File # 2008-11AV Tax Map 38.16-1-14.2 James and Lois Wohlers seeking a 50' shoreline setback variance to enclose an existing screened porch on parcel located at 28 Horicon Birches Rd in the R1-1.3 acre zone. After a brief discussion, Harry Balz made a motion to deem the application complete and schedule a public hearing, 2nd by Curt Castner. All Ayes.

File #2008-12AV Tax Map 39.17-1-7 McHugh and Cuomo seeking a 42' shoreline setback variance to replace existing gazebo and install steps to parcel located at State Rte 8 in the R1-1.3 acre zone. The applicant is being represented by Smith & Simon. After a brief discussion, Dan Smith made a motion to deem the application complete and schedule a public hearing, 2nd by Gary Frenz. All Ayes.

Board Privilege: July meeting on the 29th, not on the 22nd
Training - Town of Hague

There being no further business before the board, Chair, Priscilla Remington adjourned the meeting at 8:30 PM

Respectfully Submitted.

Christine Smith-Hayes, Secretary