

**Town of Horicon
Zoning Board of Appeals**

**June 18, 2019
Minutes**

Present at Meeting:

Cheryl Erickson, Chairperson
Scott Olson, Vice-Chairperson
James Dewar
Ross Schoembs
Troy Scripture, Alternate #1

Also Present: John and Donna Ogden, Bill McGhie, Zach Monroe, Bob Olson and Jim Steen, Zoning Administrator

Chairperson Cheryl Erickson called the meeting to order at 6:59 p.m.

Pledge

Chairperson Cheryl Erickson appointed Troy Scripture, Alternate # 1 in the absence of Board member Rich Nawrot at tonight's meeting.

Review of Minutes: Scott Olson made a motion to accept the May 21, 2019 minutes as written. Second by Ross Schoembs. **ALL AYES.**

NEW BUSINESS:

**File 2019-06 AV
Tax Map 39.17-1-14**
John and Donna Ogden
7829 State Route 8
Brant Lake, NY 12815

Requesting an Area Variance from **Zoning Code 6.10** for a shoreline setback in order to tear down an existing home and construct a new home to sit 15.3' from the shoreline where 50' is required, 19.5' from the front where 60' is required and 12.6' from the side where 15' is required.

Zach Monroe from Winchip Engineering spoke on behalf of the Ogden's proposal. He stated the Ogden's want to reconstruct a residence on the same footprint of their current home and will be maintaining the set back from the lake and to the road. The one setback to the north property line will increase but will be a smaller variance request. A big part of the reason we are here is due to the height increase on the new structure in order to comply with building code requirements to raise the home two feet above the flood elevation.

Jim Dewar asked about leaving one wall remaining in order to build on the same footprint.

Zach Monroe stated that is not done anymore because we have surveyors now to give the locations.

Scott Olson asked if the new house is the same size as the current home.

Zach Monroe stated it is slightly bigger in length because there are existing decks that will no longer be there once the new home is built. They will not be getting any closer to the current setbacks. The reason the Ogden's want this new home is to increase the floor size. No increase in bedrooms.

Chairperson Cheryl Erickson asked what the square structure on the map is representing.

**Town of Horicon
Zoning Board of Appeals**

**June 18, 2019
Minutes**

Zach Monroe stated that structure is a fence.

James Dewar asked if the existing home is on a slab.

Zach Monroe responded it is currently on piers and the new home will be on frost walls and slab.

Chairperson Cheryl Erickson asked if they are going to update the septic system.

Zach Monroe stated yes we will be updating the existing septic and it is currently located across the road and will be remaining across the road once updated and no variances will be required.

Being no further questions or comments Scott Olson made a motion to deem the application complete and schedule a Public Hearing for July 23, 2019. Second by Jim Dewar. **ALL AYES.**

Chairperson Cheryl Erickson asked if the Zoning Office received any information from the APA on the outstanding files.

Theresa Katsch, secretary responded no, not yet.

Being no reminders or additional comments Scott Olson made a motion to adjourn the meeting. Second by Ross Schoembs. **ALL AYES.**

Reminder: none

Correspondence: none

Public Comments: none

Board Comments: none

Adjourn: 7:05 PM

Next meeting date: July 23, 2019

Respectfully Submitted,
Terri Katsch, Secretary