

Board Members Present:

- Bill McGhie, Chair
- Bill Siegle
- Steve Mullins
- Barbara French
- Dave Iasevoli, Alternate # 1
- Phil Smith, Alternate # 2

Others Present: Bob Olson, Matt MaGee, Andrew Cappabianca, Kenneth Brown and Zoning Administrator Jim Steen.

Meeting Called to Order: 7:00 PM

Pledge

Chair Bill McGhie appointed Dave Iasevoli to sit on the Board tonight in the absence of Vice-Chair Dan Freebern.

Review of Minutes: Dave Iasevoli made a motion to accept the April 21, 2021 minutes as written. Second by Bill Siegle. **ALL AYES.**

NEW BUSINESS:

File # 2021-03 CU
Tax Map # 88.10-1-21.1
Kenneth Brown (Drew Cappabianca)
27 Market Street
Brant Lake, NY 12815

Requesting a Conditional Use from **Section 5.20** of the Town of Horicon Zoning Law for Retail Services, Commercial to install a standup paddleboard and Kayaks rental location. This would be a self-serve locker system.

A letter was received from neighbor Tammy Evans that stating her concern about launching paddle boards/kayaks into the pond.

Phil Smith, Alternate asked Chair Bill McGhie if this proposal would increase traffic in the area.

Drew Cappabianca owner of the property spoke to the issue of traffic. He stated that the biggest issue on Market Street are the ones trying to pass the people on Route 8. The people coming to the HUB property are driving a normal speed. The customers are not the ones causing issues.

Chair Bill McGhie stated that he personally does not think there will be that much traffic in and out. It will be located 100' back off the road and does not seem to infringe on neighboring properties.

Drew Cappabianca stated that he has a dock on the pond across from the HUB. The reason we are putting it near the solar panels because that has primary access to the pond.

None of the other Board members see any problems with the increased traffic and the paddle boards will most likely be used in the pond not in Brant Lake itself.

Chair Bill McGhie asked Kenneth Brown how many paddle boards and how many kayaks he will have .

Kenneth Brown responded that there will be 6 paddle boards and 4 kayaks.

The Board members all agreed that it would be about 10 people renting could be less if people come in the same vehicle.

Zoning Administrator Jim Steen stated that if the Board is concerned they can set a limit and condition to come back to the Board if he increases the size or adds more paddle boards and kayaks. If there is no condition placed on the proposal once approved, then the Zoning Administrator could approve a Zoning Compliance Certificate without returning to the Board.

Chair Bill McGhie was thinking if he expanded the building he would have to come back to the Board.

Zoning Administrator stated that is correct.

Zoning Administrator Jim Steen asked if they will be daily or hourly rentals.

Kenneth Brown stated it will be both a mix of hourly and daily rentals.

Chair Bill McGhie stated that the Board addressed the issue of traffic and determined that the rentals most likely will not cause an increase in traffic.

Steve Mullins stated that the Board did discuss the launching of the paddle boards and he does not think there will be hundreds of people coming in to rent the equipment and this is a limited operation.

Zoning Administrator Jim Steen stated he wanted to remind the Board that this is in the Commercial/Residential Zone.

Drew Cappabianca stated that when he submitted the business plan for a Conditional Use for the HUB it included kayaks and paddle board rentals as well and they never got around to it. He feels it is totally in line with the Towns Comprehensive Plan. Also, this is the only place that you could do something like this in Town. If the neighbors have concerns, they can talk to me and I can address any concerns they might have.

Chair Bill McGhie asked if there were any more questions or comments.

Being no further questions or comments Steve Mullins made a motion to close the Public Hearing. Second by Barbara French. **ALL AYES.**

Chair Bill McGhie said that the Board will now discuss the proposal.

Chair Bill McGhie stated that the Board addressed the concerns of Tammy Evans and he does not see a substantial increase in the launching of paddles boards/kayaks into the pond. There will not be hundreds of people coming into the area to rent the kayaks/paddle boards. It is setback far enough from the road and will not infringe on any neighbors' views. It is in an area with the solar panels. There will not be a septic install needed for this shed.

Barbara French agrees with Chair Bill McGhie. She does not believe that there will be hundreds of people coming into the area. It will most likely be 10 people at a time, if that.

Dave Iasevoli stated he believes it is a wholesome family activity and does not think it affects the pond whatsoever.

Bill Siegle does not believe there will be any problems with the paddle boards and does not see more than 10 people at a time renting the equipment.

Steve Mullins concurs with the majority and will have a very limited impact and will have built in controls. It is a good family activity. Brant Lake has a lot of activity in the summer anyway and this will be a summer activity only.

Chair Bill McGhie asked the Board members if they should limit the amount of paddle boards/kayaks to eight or so.

Steve Mullins does not think any limits on the current number of paddle boards/kayaks as it is already self-restricting.

Steve Mullins made a motion to approve **File # 2021-03 CU, Tax Map # 88.10-1-21.1**, the proposed 10' x 13' shed without any restrictions and as currently configured. Second by Barbara French. **ALL AYES.**

Reminder: None

Correspondence: None

Public Comments: Bob Olson, Town Councilman spoke to the issue about Alternates speaking during the meeting. He asked that the Zoning Office get clarification from the Town Attorney regarding the issue.

Board Member Comments: None

Being no further business, Barb French made a motion to adjourn the meeting. Second by Bill Seigle. **ALL AYES.**

Meeting adjourned: 7:25 pm

Next Meeting: July 21, 2021

Respectfully Submitted,
Terri Katsch, Secretary