

Board Members Present:

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

Others Present: Dave House, Kenneth Brown, 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: Barb French 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.

Kenneth Brown was present to speak about his proposed project. He is proposing to build a 10' x 13' shed that will house 10-12 lockers with stand up paddle boards and kayaks for rent with a mobile app and smart lock. Inside the locker will contain the paddle board or kayaks with life jacket and paddle.

Chair Bill McGhie asked if it is all done with an app.

Kenneth Brown stated that is correct.

Steve Mullins asked if you can get a kayak in a 13' building.

Kenneth Brown responded yes; the kayaks will be 10' kayaks. The paddle boards are two different sizes, 10' and 11' so it will fit.

Steve Mullins asked if they will go in vertically or horizontally.

Kenneth Brown responded, the paddle boards will go in flat, stacked 3 high and the kayaks will go in 2 high by 3. I might start with 4 or 6, if a need will put in 2 more, not sure but 3 wide by 2 high will fit within the 10' x 13'.

Steve Mullins asked if there will be any lighting.

Kenneth Brown no lighting.

Bill Siegle asked if he has insurance.

Kenneth Brown responded yes; I have insurance.

Chair Bill McGhie asked about the color scheme for the shed.

Kenneth Brown responded it will be a natural wood color.

Steve Mullins asked if the kayaks/paddle boards will be for use on the pond or the lake and how will they transport them.

Kenneth Brown responded he will give the customer the option to go on the lake or the pond. The kayaks are light, about 30 lbs. That can be easily carried.

Bill Siegle asked if they are one person kayaks.

Kenneth Brown responded yes currently but maybe in the future will have tandem which would then go beyond the 10' x 13' shed.

Steve Mullins asked about the specific location of the shed.

Kenneth Brown showed the Board members the specific location of the shed on the map which will be in the back corner near the solar panels away from the houses. That will enable people to take it over to the lake, which will be a little bit of a carry, but the kayaks/paddle boards are light. Me more than anyone does not want the customers dragging the kayaks over the dirt parking lot.

Steve Mullins asked about setback from the solar panels.

No, I don't, I will have to measure it. The space provides a lot of flexibility.

Chair Bill McGhie stated that the solar panels are 100' from the center line of the road.

Zoning Administrator Jim Steen stated when Kenneth Brown first applied, he was told he would need a setback; however, he moved it back as to not require the setback variance.

Steve Mullins asked if he would be doing any excavation at all.

Kenneth Brown responded no excavation at all.

Being no further questions or comments Steve Mullins made a motion to deem the application for **File # 2021-03 CU, Tax Map # 88.10-1-21.1** complete and set a Public Hearing for June 16, 2021. Second by Bill Siegle. **ALL AYES.**

NEW BUSINESS:

File # 2021-02 BLA

Tax Map # 88.14-1-6.12 (Lot 1) and 88.14-1-6.13 (Lot 2)

Craig House/Benny Newton

House: 6446 State Route 8, Brant Lake, NY 12815 (Lot 1)

Newton: 6478 State Route 8, Brant Lake, NY 12815 (Lot 2)

Requesting a Boundary Line Adjustment from **Section 5.20** of the Town of Horicon Zoning Law to adjust the Boundary Line to allow room for an addition to building on Lot #1.

Dave House was present his proposal to the Board. He is requesting to adjust the Boundary Line to allow for an addition to the office. He will be putting the addition on the ground and it went over the line by 2 ½', so that is the reason for the Boundary Line adjustment. Because of today's prices he can do this much cheaper on the ground level instead of adding a second story to the office building.

Chair Bill McGhie stated the application is complete and looks like there will be plenty of room left on each lot left to remain in compliance.

Steve Mullins stated this proposal is as straightforward as can be.

Bill McGhie does not see any problem with the proposal.

Being no further questions or comments Steve Mullins made a motion to deem the application for **File # 2021-02 CU, Tax Map # 88.14-1-6.12 (Lot 1) and 88.14-1-6.13 (Lot 2)** complete and no Public Hearing needs to be scheduled. Second by Barb French. **ALL AYES.**

The Board members discussed the application and decided that this proposal is as straight forward as can be and there are no issues at all with the request.

Being no further comments, Bill Seigle made a motion to approve the BLA for **File # 2021-02 CU, Tax Map # 88.14-1-6.12 (Lot 1) and 88.14-1-6.13 (Lot 2)**. Second by Barb French. **ALL AYES.**

Reminder: None

Correspondence: None

Public Comments: None

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: 7:20 pm

Next Meeting: June 16, 2021

Respectfully Submitted,
Terri Katsch, Secretary