

**HORICON TOWN BOARD  
REGULAR MEETING**

**MARCH 20, 2025  
6:00 PM**

<b>Present at meeting:</b>	Michael Geraci	Supervisor
	Kayla Carlozzi	Councilmember
	John Francisco	Councilmember
	Scott Hayes	Councilmember
	Teri Schuerlein	Councilmember
	Krista Wood	Town Clerk

Also: Brett Winchip, Curt Smith, Becky Ross, Barb French, ZA Craig Leggett, Mike and Kathy Hill, Mary Ann Hill, John Donovan, Matt Wood, Debra Eves, Kathy Davis, and Wayne Butler.

Supervisor Geraci opened the regular meeting at 6:00 pm.

**Approval of Minutes:** Minutes of the February 20, 2025 meeting were approved by Motion of Councilmember Carlozzi and Councilmember Schuerlein.

Ayes: 5 (Carlozzi, Schuerlein, Hayes, Francisco, Geraci) Nays: 0

**Local Board of Health:**

A Motion was made by Councilmember Schuerlein, seconded by Councilmember Francisco, to go into session as the Local Board of Health. The Board moved into session as Local Board of Health at 6:00 PM.

**1) Public Hearing for septic variance request - Brant Lake Camp / 7586 State Rt 8, Brant Lake / tax map #55.-2-14**

Supervisor Geraci opened the public hearing for a septic variance request for 7586 State Rt 8, Brant Lake.

Bret Winchip, of Winchip Engineering PC, reviewed the proposal to install a replacement wastewater disposal system. He said they are requesting the following variances:

- Wastewater field toe of fill slope to Building 17 – 20’ required, 3.8’ proposed, variance of 16.2’
- Wastewater field toe of fill slope to new building – 20’ required, 2.5’ proposed, variance of 17.5’
- Septic tank to new building – 10’ required, 7.5’ proposed, variance of 2.5’
- Effluent sewer to new building – 10’ required, 7.3’ proposed, variance of 2.7’

There were no questions or comments.

There being no further comment, Motion made by Councilmember Schuerlein, seconded by Councilmember Francisco to close the public hearing, all in favor.

**RESOLUTION #55-2025**

Councilmember Hayes and Councilmember Carlozzi introduced Res. No. 55 and moved its adoption:

**RESOLUTION TO GRANT VARIANCE FOR A REPLACEMENT WASTEWATER DISPOSAL SYSTEM  
AT 7586 State Rt 8, Brant Lake**

RESOLVED, that the Horicon Town Board acting as Local Board of Health, based on the receipt of a set of stamped plans from Winchip Engineering PC, and the \$100.00 variance fee, does hereby grant a variance to install a replacement wastewater disposal system at 7586 State Rt 8, Brant Lake (tax map #55.-2-14) because the strict application of the minimum setback requirements, or the minimum lot size requirement, would result in a specified practical difficulty to the applicant. Further, the alternative proposed would not be materially detrimental to the purpose of this regulation, or to the property or natural resources in the area in or near the site of the proposed individual sewage disposal system, or otherwise conflict with the description, purpose, or the objectives of any plan or policy of the Town, and that the alternative proposed is the minimum variance which would alleviate the specified practical difficulty as found by the Board to affect the applicant.

Ayes: 5 (Hayes, Carlozzi, Francisco, Schuerlein, Geraci) Nays: 0

A Motion was made by Councilmember Hayes, seconded by Councilmember Carlozzi, to go back into regular session. The Board moved back into regular session at 6:05 PM.

***Financial Report – March 2025 Vouchers and Abstract:***

**RESOLUTION #56-2025**

Councilmember Schuerlein and Councilmember Carlozzi introduced Res. No. 56 and moved its adoption:

**RESOLUTION TO AUTHORIZE PAYMENT OF MARCH 2025 ABSTRACTS**

RESOLVED, that the Horicon Town Board authorizes the payment of the March 20, 2025 Vouchers and Abstracts as follows:

General Vouchers	\$ 109,980.10
Highway Vouchers	\$ 51,100.02

Ayes: 5 (Schuerlein, Carlozzi, Francisco, Hayes, Geraci) Nays: 0

***Correspondence to the Board:*** None

***Reports:*** Town Clerk, Justice, Assessor, Tax Collector, Transfer Station, Fire Department, Historical Society, Historian

Supervisor Geraci noted Barb French has a request to the Board for a concrete slab at the Transfer Station. Barb said she is asking the Board to approve a concrete slab for the glass container at the Transfer Station. She said Darian estimated the cost to be between \$2,500 and \$3,000.

**RESOLUTION #57-2025**

Councilmember Schuerlein and Councilmember Francisco introduced Res. No. 57 and moved its adoption:

**RESOLUTION TO APPROVE CONCRETE SLAB AT TRANSFER STATION**

RESOLVED, that the Horicon Town Board does hereby approve the installation of a concrete slab at the Transfer Station. Work is to be done by the Highway Department.

Ayes: 5 (Schuerlein, Francisco, Carlozzi, Hayes, Geraci) Nays: 0

***Supervisor's Report*** – see copy attached.

Supervisor Geraci spoke briefly about the Adirondack Association of Towns and Villages legislative priorities for 2025. He said they have focused on the expansion of cell coverage, making meaningful progress to improve emergency services, addressing housing needs, ensuring that state funds are accessible to Adirondack communities, and taking a balanced approach to preserving forest land. He said AATV has more information on their website.

Supervisor Geraci said there have been meetings with the Town of Chester Senior group to see if they would consider having Horicon seniors join them and become the Chester-Horicon Seniors. He said they met with the Chester Seniors and their Board of Directors today and they have agreed to let the Horicon seniors join them and change the name to Chester-Horicon Seniors. Supervisor Geraci said the Town will contribute financially to the group as there is money in the budget. The Board thanked Kathy Davis, President of the senior group, for their courtesy in allowing the Horicon seniors to join them.

***Town Board Liaison Reports*** – see copies attached.

Additional Comments:

Councilmember Schuerlein said the Lake George Park Commission will do a septic inspection presentation at the April 17<sup>th</sup> Town Board meeting; she encouraged everyone to attend.

***Resolutions:***

Councilmember Carlozzi and Councilmember Hayes introduced Resolutions #58 and #59 and moved their adoption:

Ayes: 5 (Carlozzi, Hayes, Schuerlein, Francisco, Geraci) Nays: 0

**RESOLUTION #58-2025**

**RESOLUTION TO AUTHORIZE ADDITIONAL 2025 OCCUPANCY TAX FUNDS**

RESOLVED, that the Town Board of the Town of Horicon does hereby authorize Occupancy Tax funds, code A6410.4 - Publicity, to be awarded to the following:

<b><u>Group/Individual:</u></b>	<b><u>Purpose/Event:</u></b>	<b><u>Amount:</u></b>
Tri-Lakes Community Alliance	St. Patrick's Day Parade	\$ 500.00
Drew Cappabianca/NW Chamber	Brant Lake Challenge	\$1,000.00

**RESOLUTION #59-2025**

**RESOLUTION TO APPOINT BRANT LAKE WATERSHED MANAGEMENT PLAN COMMITTEE**

RESOLVED, that the Town Board of the Town of Horicon does hereby appoint the following as initial members of the Brant Lake Watershed Management Plan: Teri Schuerlein, Darian Granger, Craig Leggett, Wayne Butler, John Dunn, Diane Dreyer, and Dr. David Smith.

***Old Business:***

***Refurbishment of the Museum Annex in Adirondack:***

Supervisor Geraci explained that a bid was put out several months ago for painting the Museum Annex in Adirondack and the bids came in very high. He said there has since been discussion as to whether the Town should consider refurbishing the Annex (not just painting, but replacing the windows and doors, and using some other type of siding), or whether the Town wants to continue maintaining the building and to continue using it as a museum. He explained that the Town has been approved for a \$50,000 grant to assist with refurbishment of the building, but, if needed, the Town can make a request to repurpose those funds to another facility. He asked the Board members for their comments.

Councilmember Francisco suggested getting reputable local contractors to give suggestions and let them draw up a proposal or specs. He said once the Town has agreed to those specs then it can be put out for bid.

Councilmember Schuerlein referenced Cedarwood's estimated cost of \$70,00 for the work on the building. She asked members of the Historical Society when the Annex is open; Mary Ann Hill said the Annex is open three days a week, three hours a day from July through September. Councilmember Schuerlein asked how many visitors they had; Mary Ann said she does not have the number but they do get quite a few and if the Town abandons it people will not be happy. She also said the Brant Lake Museum does not have anything from Adirondack, but if the Annex is closed then everything would have to be moved to the Horicon Museum and there is not enough room for it. Councilmember Schuerlein said the cost concerns her; she asked what the total dollar amount spent on this project is to date. John Donovan said approximately \$180,000 has been spent on the project, noting \$100,000 of that was covered by the grant and there were also donations that were used towards the work. He said the Town's investment has been approximately \$13,000. Mike Hill said it may be better to replace the windows and use vinyl siding, which may cost less than \$70,000. He said he feels for the amount of money the Town has invested in the building it can be used for other things in the future. Councilmember Schuerlein asked if the Museum is looking to do any fundraising for this; Mary Ann said they are thinking about it. The question was asked if the building could be finished for \$70,000. Kathy Hill said they now know that they need to establish what the project is, what they need to do to get the building where it needs to be, and how to do it with the funds they have.

Councilmember Carlozzi said her suggestion is to take it out of the proposed capital projects the Board is looking at, see what the Historical Society can do for fundraising over the summer, and go from there. She said they do

not know the overall cost for what needs to be done or what the ongoing costs will be, and for a building that is open approximately 80 hours a year it does not financially make sense. She said if there is a real call for people to use the building then they should look at fundraising. Mary Ann said the building already has new electric, plumbing, roof, foundation, and the inside is finished; all that is left to be done are the windows, doors, and outside.

Councilmember Francisco said Adirondack needs a building for a town meeting place.

Supervisor Geraci said the Town has a decision to make as this is a Town building. He would like to see a plan for other uses besides three hours a day, three days a week.

Councilmember Hayes said he feels it is crazy to abandon the building after all the money that has been put into it. He said if all that needs to be done is siding, windows, and doors then the Board should have Cedarwood draw up the specs to finish the work and put it out to bid. He feels the grant money will cover the remaining work.

Supervisor Geraci asked if the Board is in agreement that they should have Cedarwood prepare the specs to replace the windows, doors, and some other type of siding, and to re-bid the work.

**RESOLUTION #60-2025**

Councilmember Hayes and Councilmember Francisco introduced Res. No. 60 and moved its adoption:

**RESOLUTION TO GET SPECS FOR THE REMAINING WORK AT THE MUSEUM ANNEX**

RESOLVED, that the Horicon Town Board does hereby agree to have the engineer prepare specs for the remaining work at the Museum Annex in Adirondack, and to obtain bids for the work outlined in those specs.

Ayes: 5 (Hayes, Francisco, Carlozzi, Schuerlein, Geraci) Nays: 0

*Update on short-term rentals:*

ZA Leggett said they have sent out 88 Short-Term Rental application packets to existing short-term rental owners that are registered with Warren County; they received their first application today. He noted the application is available on the Town's website ([www.horiconny.gov](http://www.horiconny.gov)). He said he has also called several waste haulers to let them know about the Town's Short-Term rental law and provided the Town's specs to them. Supervisor Geraci asked ZA Leggett to keep the Board updated monthly.

***New Business:***

*Request to name private road:*

Supervisor Geraci explained that the Board has received a request from Patrick Carras to name a private road that will provide access to his property so he can obtain a 911 address; the access road crosses property owned by Lynn Keil. Supervisor Geraci asked Lynn Keil if she has any additional information on this. Lynn Keil said Mr. Carras has not contacted her about this at all. She noted he has a right-of-way, but she would like to know what he has to say. She thought he was putting in a driveway but did not know anything about the rest of this. ZA Leggett said the owner had contacted him about this because he needs a 911 address, but usually this comes after a conversation with the property owner. Supervisor Geraci recommends this be tabled until the next meeting to get more information. This will be tabled until the April 17<sup>th</sup> meeting.

*Property Revaluation, Town Assessor Christine Hayes:*

Supervisor Geraci said the Board needs to decide whether or not to do a revaluation and asked Assessor Christine Hayes to explain the reval. Assessor Hayes reviewed the revaluation process and the benefits of a reval. She said the last reval was done in 2022 which brought the Town's equalization rate up to 100% which increased the Town's sales tax revenue and lowered tax rates. She said since that time, the Town's equalization rate dropped to 90% in 2023, it dropped again in 2024 to 88%, and it will drop to 75% in 2025; this means

Horicon's assessments are not at market value. She said a reval is needed to bring the Town's equalization rate back to 100% . She explained that the 100% equalization rate affects things like the amount of distribution of state aid to schools, it means higher exemption amounts, and the amount of sales tax revenue the Town receives from Warren County increases. She noted that because of the drop in the equalization rate, the Town lost \$200,000 in sales tax revenue in 2024 and will possibly lose another \$200,000 in this upcoming year. Supervisor Geraci said it is the sales tax revenue from the County that funds the operations of the Town, so either the Town needs to do a reval to get the equalization rate back to 100% or they will need to raise taxes. He asked Assessor Hayes if she has quotes for the revaluation. She said there are two companies that charge over \$300,000, and she has a quote from Mike Maxwell for \$75,000; she noted Mr. Maxwell has done previous revaluations for the town. She explained that the reval would come into effect for the 2027 school taxes and the 2028 property taxes. Councilmember Carlozzi said she does not feel the Town has a choice in this and should do the reval. She asked Assessor Hayes why one is not done every few years; Assessor Hayes said the Town has always done revals on an as needed basis.

**RESOLUTION #61-2025**

Councilmember Carlozzi and Councilmember Schuerlein introduced Res. No. 61 and moved its adoption:

**RESOLUTION TO AUTHORIZE SUPERVISOR TO SIGN CONTRACT WITH MAXWELL APPRAISAL SERVICE**

RESOLVED, that the Town Board of the Town of Horicon does hereby authorize Supervisor Geraci to sign the contract with Maxwell Appraisals, pending approval by Town Counsel, to complete a Revaluation of all properties in the Town of Horicon; all work performed as per the rules and regulations set forth by NYS ORPTS.

Ayes: 5 (Carlozzi, Schuerlein, Hayes, Francisco, Geraci) Nays: 0

***Privilege of the Floor...***

-John Donovan requested that the town get two bids for the Museum Annex, one for windows, doors, and painting, and then a separate one for windows, doors, and some other type of siding.

-Councilmember Francisco said the Town Hall roof needs to be repaired soon. Supervisor Geraci said this will be included in the BAN that the Finance committee will be discussing in two weeks.

-Supervisor Geraci said the Town Hall had no heat recently and it was because there was water in the fuel tank due to rusted lines. He said Buckman's will do an assessment tomorrow and noted this might be an emergency repair.

***Executive Session***

Motion made by Councilmember Schuerlein, seconded by Councilmember Carlozzi, to move to Executive Session for discussion on the proposed acquisition, sale, or lease of real property, or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof, all in favor. The Board moved to Executive Session at 7:15 PM.

The Board returned from Executive Session at 7:35 PM and Councilmember Schuerlein made a motion, seconded by Councilmember Carlozzi, to return to regular session, all in favor. Supervisor Geraci said there was discussion on the proposed acquisition, sale, or lease of real property, or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof, and no action was taken.

***Adjourn...*** There being no further business to attend to the meeting was adjourned at 7:35 PM by MOTION of Councilmember Carlozzi and Councilmember Hayes, all in favor.

Respectfully Submitted:

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Town Clerk