

**HORICON TOWN BOARD
REGULAR MEETING**

**JULY 17, 2025
6:00 PM**

Present at meeting:	Michael Geraci	Supervisor
	Kayla Carlozzi	Councilmember
	Scott Hayes	Councilmember
	Teri Schuerlein	Councilmember
	Krista Wood	Town Clerk

Also: Deputy Supervisor Becky Ross, Wayne Butler, Curt Smith, Mike and Kathy Hill, ZA Craig Leggett, Assessor Christine Hayes, Barb French, Anthony DeGregorio (SRA Engineering), Matt Wood, Bob and Sylvia Smith, Camille Dougan, John Dunn, Travis Higgins, Frank Murtagh, Richard Schultz, Douglas Schultz, Rich and Joann Nawrot, Art Dombrowski, Bill Diedrich, John Robinson, Cindy Mead, David Smith, Richard Lockwood, Claudia Vigorito, Mike Scidmore, Lynn Keil, James Walas, Anthony Lashway, Matt Simpson, Denise Mahlstedt, John Meyer, Thomas Buckman, Steve Mullins, Gary and Debbie Karl, Mark and Jennifer Henni, Mike Purdy, Joyce Greenidge, Leanne Wolsky, Jeff Cintula, Joe Millington, Mike and Cheryl Erickson, Jerry Byrne, Scott Bernard, John Caruso, and several others.

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

Supervisor Geraci asked everyone to take a moment of silence to remember Councilmember John Francisco who tragically passed away recently.

Appoint Town Board Member:

Supervisor Geraci said with John's passing there is now an open seat on the Town Board. He said the Board has decided to fill the seat and would like to appoint Wayne Butler as Town Board member. He explained that Wayne is running unopposed for Town Supervisor and this opportunity will give him five months as a member of the Town Board in advance of becoming Supervisor. Supervisor Geraci then asked Mr. Butler to step forward to take his Oath of Office. The Oath of Office was administered to Mr. Butler, and he then took his seat with the Board.

Approval of Minutes: Minutes of the June 19, 2025 meeting approved by Motion of Councilmember Hayes and Councilmember Schuerlein.

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

Local Board of Health

A Motion was made by Councilmember Hayes, seconded by Councilmember Schuerlein, to go into session as the Local Board of Health. The Board moved into session as Local Board of Health at 6:05 PM.

1) Public Hearing for septic variance request – Kristen Brown / 45 Clearwater Lake Rd, Brant Lake / tax map #38.15-1-19

Supervisor Geraci opened the public hearing for a septic variance request for 45 Clearwater Lake Road, Brant Lake.

Anthony DeGregorio, of SRA Engineers, reviewed the proposed plan to install a Presby AES GGSF wastewater disposal system at 45 Clearwater Lake Road. The proposed system does not meet the minimum setback requirements of Article III, Section D of the Horicon Sanitary Regulations. Mr. DeGregorio explained the proposed wastewater disposal system will require the following variances:

- Septic tank to owner's well – 50' required, 32' proposed, variance of 18'
- Absorption field to owner's well – 200' required, 43.4' proposed, variance of 156.6'
- Absorption field to neighboring well – 100' required, 56.2' proposed, variance of 43.8'
- Absorption field to neighboring well – 100' required, 65.3' proposed, variance of 34.7'

- Distribution box to owner's well – 100' required, 45' proposed, variance of 55'
- Distribution box to neighboring well – 100' required, 65.6' proposed, variance of 34.4'
- Distribution box to neighboring well – 100' required, 76.7' proposed, variance of 23.3'
- Absorption field to property line – 10' required, 3' proposed, variance of 7'
- Owner's well to neighboring absorption field - 100' required, 65.7' proposed, variance of 34.3'
- Owner's well to neighboring absorption field - 100' required, 86.8' proposed, variance of 13.2'

Mr. DeGregorio said this will be an occasional use home and noted this was approved by the Department of Health years ago.

Supervisor Geraci asked if the immediate neighbors were notified; Mr. DeGregorio said his client had spoken to one of the neighbors but has not been able to reach the other.

Councilmember Carlozzi asked why a holding tank was not proposed. Mr. DeGregorio said the NYS DOH code does not allow holding tanks for new construction and that is why they went with the enhanced treatment unit. He noted it would still need to go in the same location, and they would still need the same variances.

Councilmember Butler asked if ZA Leggett had reviewed this. ZA Leggett said he does not have to, he passes it on to the Town Board as Local Board of Health. Councilmember Butler said his concern is whether all the neighbors were notified. Mr. DeGregorio noted the Town of Bolton does consider this to be enhanced treatment and they have used it on some of the islands.

Councilmember Hayes said he would like Cedarwood Engineering to review this.

Jeffrey Cintula, an adjoining property owner spoke against the proposed system for the following reasons (quoting his letter):

1. *"Both NYS and Warren County Code (Chapter 179) set a minimum distance from a well to a septic field at minimum of 100 ft.*
2. *Although the proposed Enviro Septic Presby System is a beneficial product, its intended use is primarily for areas of space limitation as well as protection of a body of water. It is not intended to provide relief for the reduced distance of a drinking water source.*
3. *The Presby System does not eliminate Nitrogen into the ground water without the use of a mechanical de-nitrofication system which is not part of this proposal.*
4. *The fact that my well is located at a lower elevation than the proposed septic system could further increase the required distance.*

After speaking to a classmate of mine that designs septic systems in several NYS counties, Ronald Bove, PE, he strongly urged me to be against the installation of this septic system without addressing the above concerns.

Furthermore, as a retired civil engineer, I still have a consulting firm that, by coincidence, has contact with Building and Zoning officials with The Town of Lake George. After explaining the situation concerning my property, they concur with the opinion of Bove Engineering. They do like the Presby System as a product that adds protection to the lake, however, they would probably request that an active system (with annual inspections and wifi monitoring) such as Clarus Fusion, Fuji-Clean or BosseGT be considered for the protection of a drinking water source."

Mr. Cintula urged the Board to deny this application and said he speaks for his neighbor as well. He also noted this is being proposed as seasonal use, but what happens in the future when it is sold and potentially becomes a year-round residence.

Supervisor Geraci said the Board will leave the public hearing open and re-convene at the September 18th Town Board meeting; he will have Cedarwood review this in the meantime.

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 6:20 PM.

Financial Report:

RESOLUTION #99-2025

Councilmember Carlozzi and Councilmember Schuerlein introduced Res. No. 99 and moved its adoption:

RESOLUTION TO AUTHORIZE PAYMENT OF JULY 2025 ABSTRACTS

RESOLVED, that the Horicon Town Board does hereby authorize the payment of the July 17, 2025 Vouchers and Abstracts as follows:

General Abstract	7	\$ 127,164.11
Highway Abstract	7	\$ 280,102.44

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

Correspondence to the Board:

- Kibby & Michele French RE: Recognition of Zoning office staff
- Maureen Heilman/Blue Line Indivisible RE: Will no longer use Town Hall for Blue Line Indivisible meetings

Reports: Town Clerk, Justice, Assessor, Transfer Station, Fire Department, Historian, Historical Society, and Zoning

Comments on reports: Supervisor Geraci said, regarding the Short-Term Rental applications, there were initially 85 short-term rentals registered with Warren County, but only 33 are registered with the Town. He said the updated list from Warren County now shows 101 as being registered and asked ZA Leggett what might be happening and how to address this. ZA Leggett said 14 of those 101 short-term rental owners have withdrawn their applications. He said they will continue emailing and calling, and they can look at issuing stop work orders as well. Supervisor Geraci said the Town passed the Short-Term Rental Local Law several months ago and told ZA Leggett to be as aggressive as possible with the process. Councilmember Schuerlein asked ZA Leggett how many pending applications he currently has; ZA Leggett said they have 6 currently.

Supervisor's Report: see copy attached.

Town Board Liaison Reports: see copies attached.

Additional comments:

Councilmember Carlozzi said work is continuing on the new website.

Councilmember Hayes said the Highway Department needs a new diagnostic computer for the trucks. Supervisor Geraci noted the computer costs approximately \$10,000. He has spoken with the County Highway Superintendent who believes the County may possibly get a shared computer; he said there will be more information coming.

Councilmember Schuerlein said she toured the Horicon Museum noting the tremendous amount of work that has been done there. She also said there is a lot of work being done at the Annex.

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Resolutions:

Councilmember Carlozzi and Councilmember Hayes introduced Resolutions #100 to #104 and moved their adoption:

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

RESOLUTION #100-2025

RESOLUTION TO OBTAIN APPRAISAL

RESOLVED, to assist in consideration of purchase, the Horicon Town Board authorizes Upstate Appraisal Services, Inc. to do a property appraisal of 11 Town Landfill Rd in Brant Lake at a cost of \$1,600.00.

RESOLUTION #101-2025

RESOLUTION SUPPORTING WARREN COUNTY'S APPLICATION TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION CLIMATE SMART COMMUNITIES GRANT PROGRAM FOR A MUNICIPAL CULVERT INVENTORY AND ASSESSMENT AND EXPRESSING INTENT TO PROVIDE LOCAL MATCHING FUNDS IF AWARDED

WHEREAS, the New York State Department of Environmental Conservation (NYSDEC) has announced the availability of Climate Smart Communities grant funding to help municipalities address greenhouse gas mitigation and climate adaptation at the local level; and

WHEREAS, Warren County intends to submit an application to NYSDEC through the Climate Smart Communities Grant Program for a project to inventory and assess municipally owned culverts, with a focus on high-risk and flood-prone infrastructure; and

WHEREAS, the proposed project will provide participating municipalities with up-to-date culvert data, condition assessments, and mapping resources to support proactive maintenance, asset management, and future grant applications; and

WHEREAS, the Warren County Planning Department will lead the preparation and submission of the grant application and, if awarded, will assist participating municipalities with project delivery and grant administration; and

WHEREAS, the Town of Horicon supports this regional effort and recognizes the importance of understanding and improving local culvert infrastructure to enhance community resilience; and

WHEREAS, if the grant is awarded, the Town of Horicon intends to provide local matching funds in an amount not to exceed \$6,250 as its share of the required local match; now, therefore be it

RESOLVED, that the Town Board of the Town of Horicon hereby supports Warren County's application to the NYSDEC Climate Smart Communities Grant Program for the Municipal Culvert Inventory and Assessment project; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Horicon expresses its intent to participate in the project and to provide local matching funds if the grant is awarded, as set forth above.

RESOLUTION #102-2025

RESOLUTION TO APPROVE ADDITIONAL EXPENDITURE FOR ADIRONDACK MUSEUM ANNEX PROJECT

RESOLVED, that the Horicon Town Board authorizes additional work needed for the exterior siding project at the Adirondack Museum Annex at a cost not to exceed \$5,500.00.

RESOLUTION #103-2025

RESOLUTION TO AUTHORIZE GORE ELECTRIC TO DO ELECTRICAL WORK

RESOLVED, that the Horicon Town Board authorizes Gore Electric to do necessary electrical work at the Heintzelman Library, Town Hall, and Landfill at an estimated total cost of \$7,090.00.

RESOLUTION #104-2025

RESOLUTION DESIGNATING LIAISONS FOR 2025

RESOLVED, that Supervisor Michael Geraci does hereby assign the following Liaisons for 2025:

Department:

Chair:

Member:

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Assessor / Zoning	Butler	Schuerlein
Brant Lake / BLA	Schuerlein	Hayes
Cemeteries	Butler	Carlozzi
EMS / Fire Company	Butler	Geraci
Facilities & Grounds	Carlozzi	Butler
Finance & Insurance	Geraci	Schuerlein
Highway	Hayes	Carlozzi
Historical Society / Historian	Butler	Schuerlein
Library	Schuerlein	Hayes
Personnel	Carlozzi	Schuerlein
Public Information / Social Media / Technology	Carlozzi	N/A
Schroon Lake (ESSLA)	Hayes	Butler
Transfer Station	Schuerlein	Butler

Supervisor Geraci said the next item is regarding the Brant Lake Association; he asked Councilmember Butler to recuse himself which he did.

RESOLUTION #105-2025

Councilmember Carlozzi and Councilmember Schuerlein introduced Res. No. 105 and moved its adoption:

**RESOLUTION TO AMEND AMOUNT AND AUTHORIZE SUPERVISOR TO SIGN THE BRANT LAKE AQUATIC
INVASIVE SPECIES CONTROL PROGRAM AGREEMENT**

RESOLVED, that the Horicon Town Board hereby amends the amount of the Brant Lake Aquatic Invasive Species Control Program agreement to \$43,350.00, and authorizes Supervisor Geraci to sign said Agreement between the Town of Horicon, Brant Lake Association, and Warren County Soil and Water Conservation District for the period April 1, 2025 through March 31, 2026, and further authorizes payment to the Brant Lake Association in the amount of \$43,350.00 as per said agreement.

Ayes: 4 (Schuerlein, Hayes, Carlozzi, Geraci) Recusal: 1 (Butler) Nays: 0

Councilmember Butler then re-joined the meeting.

Old Business - none

New Business

Mini split unit for Adirondack Museum Annex:

RESOLUTION #106-2025

Councilmember Carlozzi and Councilmember Butler introduced Res. No. 106 and moved its adoption:

RESOLUTION TO AUTHORIZE INSTALLATION OF A MINI-SPLIT UNIT AT THE MUSEUM ANNEX IN ADIRONDACK

RESOLVED, that the Horicon Town Board hereby authorizes the purchase and installation of mini-split unit in the Museum Annex in Adirondack by Chuck's Heating and Cooling at a cost not to exceed \$9,865.00; the Horicon Historical Society will cover half the cost.

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

Public hearing – Proposed Local Law #2-2025 regarding Ice-Retardant System regulations in the Town of Horicon.

Supervisor Geraci opened the public hearing at 6:40 pm.

ZA Leggett gave a brief overview of the proposed Ice-Retardant System Regulations.

Supervisor Geraci said he has received 13 pieces of correspondence of which two were in support of the regulations and eleven were not. He asked ZA Leggett if there is a record of the percentage of complaints; ZA

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Leggett said he does not recall any complaints for Ice-Retardant systems. Supervisor Geraci asked ZA Leggett if there is anything in the proposed Local Law regarding docks that would require the owner to put in a bubbler; ZA Leggett said it is going to come down to the proper operation and the conversion from agitator systems to bubbler systems. Supervisor Geraci asked if he understood correctly that in the proposed Local Law anyone that was applying for a dock permit and intended to use some type of ice-retardant system would be required to use a bubbler. ZA Leggett said that is correct. Supervisor Geraci asked if that element alone could be done with a Zoning Law change; ZA Leggett deferred to Town Counsel Mark Schachner who said yes.

Councilmember Schuerlein asked where the three-hour maximum time limit came from. ZA Leggett said it came from another community's Local Law. She said there is no way the three-hour timeframe works if it is too cold.

Councilmember Carlozzi asked if there are any other educational tools that other towns use; ZA Leggett said he does not know of any.

Councilmember Butler asked Town Counsel Schachner if enacting this Local Law would create a liability for the Town. Town Counsel Schachner said he does not see a potential liability exposure, and he is not aware of a particular liability exposure related to ice-retardant laws.

Supervisor Geraci noted this Local Law would apply to *all* bodies of water in the Town.

Councilmember Hayes asked why agitators are not allowed; ZA Leggett said they are harder to control and harder to determine where the safe edge is. He then asked if a property owner follows the regulations and there is damage to their property would they be able to sue the Town. Town Counsel Schachner said, anyone can sue the Town, but he would not be concerned about the validity of exposure; he is not making any assurances but is not too concerned about the validity.

David Smith spoke against the proposed Local Law. He feels there is no data; if the Board is going to do this then studies need to be done to get accurate data to make the decision.

Anthony Lashway spoke against the proposed Local Law. He feels safety and education are important and people need to use common sense.

John Robinson spoke against the proposed Local Law. He feels more data and education are needed, and people need to be more responsible.

John Dunn spoke against the proposed Local Law. He feels education is important and people have an obligation to do the right thing.

Gary Karl spoke against the proposed Local Law. He feels it is too specific in some areas and too general in others. He said people need to use common sense.

Cindy Mead said she does not care what type of system people use, just keep the area smaller around the docks so the open water does not go out so far. She said if people have a big dock system then they should take them out; people need to use common sense.

Claudia Vigorito spoke against the proposed Local Law. She feels people need to monitor their systems, use common sense, be conscientious, and be responsible.

Gerry Byrne said he is a success story because he changed his system so it does not eat out into the water so far.

Supervisor Geraci said they have heard from many people, and the consensus seems to be the same, common sense, responsibility, education.

Motion made by Councilmember Schuerlein, seconded by Councilmember Butler to close the public hearing, all in favor. Public Hearing was closed at 7:32 pm

Supervisor Geraci asked the Board if they want to adopt the proposed Local Law regarding Ice-Retardant System regulations in the Town of Horicon. He said a yes vote is in favor of passing the Local Law, a no vote is not in favor of passing the Local Law.

Roll call vote:

Councilmember Hayes – No

Councilmember Carlozzi – No

Councilmember Schuerlein – No

Councilmember Butler – No

Supervisor Geraci – No

Supervisor Geraci said the votes have been cast and the proposed Local Law does not pass.

Privilege of the Floor

John Dunn thanked the Town Board and the Brant Lake community for their support of the Brant Lake Association.

Joe Millington thanked Lynn Keil and Jim Walas for all their work with the flowers noting they are beautiful!

Rich Nawrot asked if there had been any movement on the speed limit reduction on Valentine Pond Road and East Shore Drive. Supervisor Geraci explained that the Town has petitioned Warren County for the reduction, and now Warren County must petition New York State DOT for the speed limit reduction. So, he said, this is moving through the process, but the Town has not yet received a response from NYS DOT.

Barb French said she received notification that Horicon is the largest cardboard producer in the County.

Councilmember Carlozzi said the Comprehensive Planning Committee is holding a workshop on Wednesday, August 27th at the Adirondack pavilion from 4pm to 7pm and invited everyone to stop by and offer their thoughts.

Steve Mullins said there has been recent activity where there has been clearcutting on the ridgeline. He said the Town should have regulations that deal with ridgetop development and those regulations should be put into the Comprehensive Plan.

Adjourn... There being no further business to attend to the meeting was adjourned at 7:40 PM by MOTION of Councilmember Butler and Councilmember Schuerlein, all in favor.

Respectfully Submitted:

Town Clerk

The August 21st Town Board meeting will be held at the Museum Annex in Adirondack (20 Church St) at 6:00 pm.