

**HORICON TOWN BOARD
REGULAR MEETING**

**AUGUST 21, 2025
6:00 PM**

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

Also: Deputy Supervisor Becky Ross, Assessor Christine Hayes, ZA Craig Leggett, Curt Smith, Barb French, Jim Ventura and Janet Early, Camille Dougan, Matt Wood, Bob and Sylvia Smith, John Caruso, Mike and Kathy Hill, Mary Ann Hill, Anthony Lashway, Joyce Greenidge, Jennifer and Mark Henn, Melanie Fuerst, Heidi Webster, Bret Winchip, and others.

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

Approval of Minutes: Minutes of the July 17, 2025 meeting approved by Motion of Councilmember Schuerlein and Councilmember Butler.

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

Local Board of Health

A Motion was made by Councilmember Carlozzi, seconded by Councilmember Hayes, to go into session as the Local Board of Health. The Board moved into session as Local Board of Health at 6:02 PM.

Septic variance request – Clemente / 6600 State Rt. 8, Brant Lake / tax map #88.10-1-22:

Bret Winchip, Winchip Engineering PC, reviewed the proposed plan to install a wastewater disposal system at 6600 State Rt. 8 in Brant Lake which does not meet the minimum setback requirements; they are requesting the following variances:

- Proposed septic tank to building – 10' required, 1.6' proposed, variance requested 8.4'
- Proposed septic tank to property line – 10' required, 2.3' proposed, variance requested 7.7'
- Proposed effluent sewer to building – 10' required, 8.4' proposed, variance requested 1.6'
- Proposed effluent sewer to property line – 10' required, 4.0' proposed, variance requested 6.0'
- Proposed pump chamber to building – 10' required, 7.1' proposed, variance requested 2.9'
- Proposed pump chamber to property line – 10' required, 1.2' proposed, variance requested 8.8'
- Proposed force main to property line – 10' required, 4.7' proposed, variance requested 5.3'
- Proposed absorption bed to building – 20' required, 3.2' proposed, variance requested 16.8'
- Proposed absorption bed to property line – 10' required, 0.3' proposed, variance requested 9.7'

Mr. Winchip said at some point the use for the Church was changed to a three-bedroom residence, therefore, the system he is proposing is designed for a three-bedroom home. He noted the proposed variances are very tight, but that was the only way to meet the setback to the owner's well. He explained the design includes a geomembrane between the system and the building which would prevent migration from the leech field to the foundation.

Supervisor Geraci asked Mr. Winchip to confirm this is a three-bedroom residence; Mr. Winchip said that is how it is listed on the tax map. Supervisor Geraci asked Assessor Hayes for clarification. Assessor Hayes said the previous Assessor assessed it that way for inventory on the roll, however, that does not mean it is actually a three-bedroom residence at this point in time, the designation is just for assessment purposes.

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Councilmember Hayes asked if there was any way it could go back to the way Ragule had it and hook back into the Town's septic. Supervisor Geraci explained that there were issues back then and the Town does not want to go back to that again. Mr. Winchip agreed that it would create a lot of issues.

Councilmember Schuerlein asked if it is a full basement or a crawl space; Mr. Winchip said it is a basement that he believes is made of stone. She also asked if the basement is wet or dry. Mr. Winchip said he is not sure as he has not been in the basement. She said she feels the distances from the tank to the building are very tight and wonders if there would be seepage into the basement. Mr. Winchip said the geomembrane would stop any seepage.

Supervisor Geraci asked ZA Leggett if the application itself is complete; ZA Leggett said it is.

There were no further questions or comments; motion was made to deem the application complete.

RESOLUTION #107-2025

Councilmember Carlozzi and Councilmember Hayes introduced Res. No. 107 and moved its adoption:

RESOLUTION TO DEEM APPLICATION COMPLETE AND SET PUBLIC HEARING

RESOLVED, that the Town Board of the Town of Horicon, acting in its capacity as the Local Board of Health, considers the application made by Winchip Engineering for a septic variance at 6600 State R. 8 (tax map #88.10-1-22) complete, and does hereby set a Public Hearing for Thursday, September 18, 2025 at 6:00 PM at the Horicon Community Center.

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

There being no further comments, Motion made by Councilmember Carlozzi, seconded by Councilmember Hayes, to move back into regular session. The Board moved back into regular session at 6:10 PM.

Monthly Abstract:**RESOLUTION #108-2025**

Councilmember Schuerlein and Councilmember Butler introduced Res. No. 108 and moved its adoption:

RESOLUTION TO AUTHORIZE PAYMENT OF AUGUST 2025 ABSTRACTS

RESOLVED, that the Horicon Town Board does hereby authorize the payment of the August 21, 2025 Vouchers and Abstracts as follows:

General Vouchers	#8	\$ 124,916.42
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Highway Vouchers	#8	\$ 196,815.52
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Ayes: 5 (Schuerlein, Butler, Hayes, Carlozzi, Geraci) Nays: 0

Correspondence to the Board:

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|--------------------------|--|
| • Heidi Webster | RE: Complaint about jet skis on Sherman Lake |
| • Dan Hershey | RE: Complaint about jet skis on Sherman Lake |
| • Robyn Vernon/Skye Farm | RE: Complaint about jet skis on Sherman Lake |

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

Supervisor Geraci asked ZA Leggett for an update on the Short-Term Rental applications. ZA Leggett said there has been some improvement with the applications, noting that of the 100 STR's registered with the County 41 applications have come into the Zoning Office and are either permitted or in the process. He has drafted a notice of violation to send to the remaining owners that they have received no response from, and they will be given a two-week notice to comply.

Supervisor's Report: see copy attached.

Supervisor Geraci said work is beginning on the Town Budget. He said the Town is in the process of obtaining a Bond Anticipation Note in the amount of \$1.3 million to cover many Town projects they have planned. He said the Board has been talking about this for well over a year and the plan is to pay the BAN off within a year.

Town Board Liaison Reports: see copies attached.

Additional comments:

Councilmember Carlozzi said the North Warren Chamber is working on the branding project for the Towns of Chester, Horicon, and Johnsbury and they will be looking for input on this project in the near future.

Councilmember Hayes said the Highway truck that was just replaced is now off the road and is ready to be sold. He asked if HS Granger could look at selling it at auction; Supervisor Geraci said he will ask HS Granger to look into it. Councilmember Hayes asked if there was any update on the diagnostic computer for the Highway Department. Supervisor Geraci said it is a \$10,000 item and he has spoken to the WC DPW Commissioner about whether they have one and could do shared services, and he has told HS Granger to bring this up at his budget meeting. Councilmember Hayes asked for an update on the E. coli test at the Adirondack beach. Supervisor Geraci explained that a resident had done an unofficial test of the water at the Adirondack beach and found E. Coli. He said he had Warren County test the water on several days and it came back negligible for E. coli.

Councilmember Butler said the Septic Inspection Committee met and were able to look at other communities' regulations which primarily follow the Lake George Park Commission. He said the Committee agreed to follow this same model for the Town. They also discussed which areas would be covered. He said he reviewed the Brant Lake water testing which showed levels above the state average for phosphorus and nitrates which indicates septic runoff. He also noted this is the first year since 2016 that the stewards have not caught milfoil leaving the lake, adding there was a total of 37 lbs. of milfoil harvested this year compared to 9,000 lbs. last year which is significant to the oxygen levels in the lake.

Councilmember Schuerlein said the memorial bench in honor of all those that have contributed to the Town over the years is finished. She thanked Queenie and Roman Cleveland who made and donated the bench. Councilmember Schuerlein also thanked those who volunteered for Food Truck Fridays, noting the event would not happen if it were not for the volunteers.

Resolutions:

Councilmember Schuerlein and Councilmember Carlozzi introduced Resolutions #109 to #111 and moved their adoption:

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

RESOLUTION #109-2025

RESOLUTION TO AUTHORIZE PAYMENT TO THE CHESTER-HORICON SENIORS

RESOLVED, that the Town Board of the Town of Horicon hereby authorizes payment in the amount of \$4,500 to the Chester-Horicon Seniors.

RESOLUTION #110-2025

RESOLUTION TO AUTHORIZE ASSESSOR TO ATTEND THE 2025 NYSAA FALL CONFERENCE

RESOLVED, that the Town Board of the Town of Horicon hereby authorizes Assessor Christine Hayes to attend the NYSAA Fall Conference in Lake George, NY October 6-9, 2025; the cost of attendance is \$200.

Reimbursement for food and mileage will be split between the Town of Horicon (40%) and the Town of Bolton (60%).

RESOLUTION #111-2025**RESOLUTION TO HIRE BOAT STEWARDS**

RESOLVED, that the Town Board of the Town of Horicon hereby authorizes the Supervisor to hire Rick Olm and Barb Olm, at a pay rate of \$20.00/hour, to cover the Horicon Boat Launch and Boat Wash station Fridays, Saturdays, and Sundays for September; and Montana Berg, at a pay rate of \$20.00/hour, to cover the Brant Lake Launch September through Columbus Day.

Old Business***Jet skis on Sherman Lake:***

Heidi Webster said she had come to the Board last year with her concerns over the jet skis on Sherman Lake being noisy and reckless, and it was suggested she work with the owners of the jet skis to work through the issues. Ms. Webster said there were discussions but there was not a positive outcome. She asked the Board, once again, to pass an Ordinance regulating jet skis on the lake like Bolton did.

Supervisor Geraci said he spoke with Ron Conover, Supervisor of Town of Bolton, and the Warren County Sheriff who said they have had only one or two complaints. Ms. Webster said people do not like to call and complain, but if there were regulations in place the activity would stop. Supervisor Geraci said that since there is no public access on Sherman Lake the Sheriff would need to have access across private property. He said even if there was an Ordinance in place enforcement is an issue. Supervisor Geraci said he also has a memo from the Sheriff's Office, and they suggest that when this activity is happening to please call the Sheriff so it can be addressed. He told Ms. Webster if she could provide names and addresses or phone numbers of those causing the issues he would personally call these people.

New Business:

Town Facility Use Log: Supervisor Geraci said the Museum and the Town Hall will now keep a Facility Use Log to show how often the buildings are used and who uses them.

Tree removal – Museum Annex: Supervisor Geraci said there are four trees that need to be taken down at the Museum Annex. He received three quotes: one from J-Mueller Excavation & Tree Work for \$3,500, one from Fones Tree Service for \$3,365, and one from Adirondack Tree Surgeons for \$3,000.

RESOLUTION #112-2025

Councilmember Carlozzi and Councilmember Hayes introduced Res. No. 112 and moved its adoption:

RESOLUTION TO HIRE ADIRONDACK TREE SURGEONS

RESOLVED, that the Town Board of the Town of Horicon does hereby hire Adirondack Tree Surgeons to remove four trees at the Museum Annex in Adirondack at a cost not to exceed \$3,000.00.

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

Brant Lake Water Level: Supervisor Geraci said there have been many complaints about the level of the lake and asked Anthony Lashway, one of the Upper Dam Committee members, to explain what is going on. Mr. Lashway said the lack of rain has caused the drop in the level of the lake. He said without rain they cannot control the level. They cannot drop the level of the Mill Pond in order to increase the level of the lake because some people on the Mill Pond still draw water out of the pond, and the Fire Department draws water out of the pond to fill the trucks as well. Mr. Lashway said there is currently no water going over the upper dam. He said the bottom line is we need rain and until we get rain there is nothing that can be done about the level of the lake at this time.

Executive Session:

Motion made by Councilmember Carlozzi, seconded by Councilmember Hayes to move to Executive Session for discussion on the proposed acquisition, sale, or lease of real property, all in favor. The Board moved to Executive Session at 6:55 PM.

HORICON TOWN BOARD

AUGUST 21, 2025

REGULAR MEETING

6:00 PM

The Board returned from Executive Session at 7:11 PM and Councilmember Butler made a motion, seconded by Councilmember Hayes, to return to regular session, all in favor. Supervisor Geraci said there was discussion on the proposed acquisition, sale, or lease of real property, and no action was taken.

Adjourn... There being no further business to attend to the meeting was adjourned at 7:12 PM by MOTION of Councilmember Butler and Councilmember Schuerlein, all in favor.

Respectfully Submitted:

Town Clerk

**Supervisor's Significant Meetings / Activities Report
July 18 – August 21, 2025**

July 18	WC Board of Supervisors Monthly Mtg.
July 21	Soil and Water Conservation District ref water sampling on Schroon and Mill Creek
July 21	WC Board of Supervisors Comm. Meetings
July 22	WC Board of Supervisors Comm. Meetings
July 22	LaBerge Engineering ref emergency action plan for upper dam
July 23	Town Counsel ref BAN
July 24	Warren Co. Soil & Water / water sampling
July 25	Resident ref FTF signage
July 25	Resident ref Zoning proposals
July 28	Out of Office
July 29	Adirondack Museum construction update and septic system issue
July 29	Resident ref Ridgeline vista committee
July 29	Warren Co. soil & water / water sampling
July 31	WC Board of Supervisors Comm. Meetings
August 1	Food Truck Friday
August 2	Brant Lake Canoe Race
August 4	Upstate Appraisals
August 4	Warren County Planning Dept.
August 5	NYS Assoc. of Towns supervisors webinar
August 6	Meetings regarding Brant Lake water level
August 7	Town Counsel ref various legal issues
August 8	Food Truck Friday
August 8	Boat Stewards / coverage after Labor Day
August 8	Grantors for ADK Museum, Heintzelman and Brant Lake Museum
August 11	Adirondack Museum septic system
August 11	Horicon Historical Society
August 12	GORE Electric @ various work sites
August 13	Warren County Individual Department 2026 Budget Meetings
August 14	Chairs of the Planning and Zoning Boards
August 14	ADK Museum with tree contractor
August 15	WC Board of Supervisors Monthly Mtg.
August 15	Food Truck Friday
August 18	Town Counsel ref BAN
August 19	WC Board of Supervisors Comm. Meetings
August 20	WC Board of Supervisors Comm. Meetings
August 21	Town Board Meeting @ ADK Museum

Town of Horicon Board Member Report

Wayne Butler 08.19.2025

1. Worked 2 Food Truck Fridays
2. Reviewed completed and Proposed work to Horicon Historical Annex building with Mike Hill and Mike Geraci
3. Attended the Horicon Historical Society Meeting
4. Septic Inspection Committee meeting (Teri Schuerlein, Craig Legget, Christine Hayes.
 - a. Reviewed other communities' regulations. (LGPC, Lake Placid, Town of Webb)
 - b. Agreed to follow LGPC regulations as a model for TOH
 - c. Initial discussion of proposed areas would be all TOH lakefront, Brant Lake outlet, and Mill Pond
 - d. Christine explained the process that would be necessary for identifying Lake Access properties. (500 feet from lake to property line)
 - e. Christine agreed to start the process with Warren County-this could take some time.
5. Reviewed Brant Lake water testing report for 2025 to date. (5 of 8 rounds), forwarded to the Brant Lake Association, and copied Mike Geraci; Town of Horicon Supervisor. Will report to Town of Horicon Board at end of season sampling rounds
6. Reviewed Lake Steward inspection reports
7. Represented the Town of Horicon and Horicon Historical Society at Grant award
8. Town of Horicon laptop is being reconfigured by Warren County IT department.

Respectfully submitted,

Wayne Butler

Town Board Member Kayla Carlozzi
Activity Report July 15 – August 21, 2025

DATE	ACTIVITY
July 28 th	Chamber Marketing Meeting – Branding for Chester, Horicon & Johnsburg
August 20 th	Checked in with Highway Supervisor.
August 20 st	Prepped for Board Meeting, Signed Bills
August 21 st	Board Meeting at Adk Annex Building

Town Board Member Scott Hayes

Activity Report July 18, 2025 – August 21, 2025

8-01-2025	Received a complaint on the workmanship of the siding project at the Adirondack church/Museum. Spoke to Mike Hill and he was going to handle the complaint.
8-18-2025	Caught up with Darian Granger after returning from vacation.
8-19-2025	Checked out the Duell Hill/Haysburg Road paving, looks great.
8-20-2025	Signed Bills. Reviewed all documents from Krista. Checked out the siding project on the Adirondack Church/Museum.
8-21-2025	Town Board meeting.

Town Board Member- Teri Schuerlein
Activity Report- July 18 – August 21, 2025

July 18-	Volunteer- Food Truck Friday
July 25-	Volunteer- Food Truck Friday
July 27-	Met with Barb French- update on Transfer Station
July 28-	Met with Zoning Office- reviewed a couple of issues
July 30-	Attended meeting of Republican Concerned Citizens
July 31-	Attended initial meeting of “Ridgeline Committee”- Met at Douglas Schultz’s residence. Declined to join.
Aug. 7-	Meeting with Wayne Butler, Christine Hayes, Craig Leggett on proposed “Septic Regulations”
Aug. 8-	Volunteer- Food Truck Friday
Aug. 11-	Horicon Historical Society meeting- Town Hall
Aug. 13-	Call with Sylvia Smith- discuss museum budget
Aug. 15-	Volunteer- Food Truck Friday
Aug. 16-	Attended Brant Lake Association meeting
Aug. 18-	Met with Lynn Keil- discussed flower maintenance
Aug. 21-	Signed invoices. August Board Meeting- Adirondack