

**Town of Horicon  
Zoning Board of Appeals**

**November 19, 2019  
Minutes**

**Present at Meeting:**

Cheryl Erickson, Chairperson  
Scott Olson, Vice-Chairperson  
Rich Nawrot  
Ross Schoembs  
Brian Logan, Alternate # 2

**Also Present:** Robert Boutelle, Rick Wolfe and Bob Olson.

**Pledge**

**Review of Minutes:** Ross Schoembs made a motion to accept the September 24, 2019 minutes as written. Second by Rich Nawrot. **ALL AYES.**

Chairperson Cheryl Erickson appointed Brian Logan to take a seat at the Board in the absence of James Dewar.

**NEW BUSINESS:**     **File 2019-10 AV**  
                          **Tax Map # 55.-2-11.3**  
                          Robert and Tracy Boutelle  
                          7457 State Route 8  
                          Brant Lake, NY 12815

Requesting an Area Variance from **Zoning Code 6.10** for a shoreline setback in order to stabilize roughly 80' of shoreline with large rocks/boulders 4'-5' in height to sit at 0' from the shoreline where 50' is required.

Robert Boutelle spoke on behalf of his proposed project. They recently built a home on a parcel on Brant Lake and have the minimum setbacks necessary from the road and the lake for the home. The lot is quite steep and they had a lot of landscaping work done to stabilize the land by the house; however, down by the water there is a fair amount of cliff needing stabilization by using boulders of about 4' – 5' in height with smaller rocks in between along with natural vegetation. The area is roughly 80' and 4'-5' above the shoreline. When they did original excavating they had a temporary retaining fence put in down below by the water to prevent erosion. Zoning Administrator Jim Steen did go to look at the area and agreed there is definitely a risk of erosion. They want to work with an excavator who will put in more of a boulder retaining wall. Most of year there will be shoreline showing only during certain times of year when water is high like after storms it will be closer. There are some natural trees and shrubbery in place and they will work with what is there and keep it more natural looking.

Rich Nawrot asked if the boulder wall be straight up or against the bank.

Rob Boutelle responded they will build it right into the bank. The bank is perpendicular to the shoreline right now with a little slant in some areas with some naturally occurring boulders in place which they want to add to.

Ross Schoembs asked if a wall was there previously.

Rob Boutelle stated no and that the lot was cleared when the house was built.

**Town of Horicon  
Zoning Board of Appeals**

**November 19, 2019  
Minutes**

Scott Olson stated that it is a naturally rocky shoreline on that parcel.

Chairperson Cheryl Erickson asked what the distance is from the nearest boundary line to the right of the property.

Rob Boutelle responded looking at the home to the right they are at the minimum setback from the property line and the shoreline is about 50' from the property.

Scott Olson asked how they access the beach.

Rob Boutelle stated there were stairs put in to access the beach and they are under 100 square feet which exempts them from the shoreline setback.

Rich Nawrot asked if they will be going up higher than the current retaining fence.

Rob Boutelle responded just below the silt fence is where they will be putting the boulders and small boulders in between with naturally occurring plants that will span the 80' of shoreline.

Brian Logan asked for clarification of the picture the Board was looking at and stated the water looks higher in the picture where Rob Boutelle is proposing the boulders.

Rob Boutelle stated that the picture was taken from the lake in the springtime when the water was higher.

Chairperson Cheryl Erickson asked if the existing retaining fence will be coming out when you put in the boulders.

Rob Boutelle responded yes.

Chairperson Cheryl Erickson asked if that retaining fence was a temporary structure intended to be removed.

Rob Boutelle responded yes that is correct.

Rich Nawrot asked about the neighbor to the south of the Boutelle's having any retaining boulders.

Rob Boutelle stated the neighbors own 2 lots one adjacent to them which is vacant and it is relatively steep and their house is on the next lot down where the lot is a little flatter. Our lot is the steepest of those lots.

Being no further questions or comments Scott Olson make a motion to deem the application complete and schedule a Public Hearing for December 17, 2019. Second by Brian Logan. **ALL AYES.**

**NEW BUSINESS:**           **File # 2019-11 AV**  
                                  **Tax Map # 105.2-1-29**  
                                  Myla Pitt  
                                  20 Chestnut Drive  
                                  Brant Lake, NY 12815

Requesting an Area Variance from Zoning Code 6.10 for a roadway setback to enclose a 12' x 20' new deck with a screen porch.

**Town of Horicon  
Zoning Board of Appeals**

**November 19, 2019  
Minutes**

Rick Wolfe stated he is representing Myla Pitt in order to put an addition on her home and screen it in.

Chairperson Cheryl Erickson asked if they are changing the dimensions of the porch.

Rick Wolfe responded yes.

Rich Nawrot asked if he is tearing down the existing deck and building a new one.

Rick Wolfe responded he is tearing it down and building a new deck and enclosing the deck.

Scott Olson asked if the portion of the increase is including the eve hanging over that will be 57' from the center line of road.

The board members had a discussion on information on the application and want clarification on the dimensions of the deck and if it is going to be torn down or extended. The Board decided that the application needs clarification for the next meeting.

Being no further questions or comments Scott Olson made a motion to deem the application complete and clarify the language on the application and set a Public Hearing for December 17, 2019. Second by Brian Logan. **ALL AYES.**

**Reminder:**

**Correspondence**

**Public Comments:**

**Board Comments:** none

Being no further comments Scott Olson made a motion to adjourn the meeting. Second by Ross Schoembs. **ALL AYES.**

**Adjourn:** 7:30 PM

**Next meeting date:** December 17, 2019

Respectfully Submitted,  
*Terri Katsch, Secretary*