

**Town of Horicon  
Zoning Board of Appeals**

**April 28, 2015  
Minutes**

**Present at Meeting:** Gary Frenz, Chairperson  
Cheryl Erickson, Vice-Chair  
Thad Smith  
Charles Lewis  
Pat Farrell  
Scott Olson, Alternate #2

**Also Present:** Jim Steen, Zoning Administrator, Roger Houck, Bob Olson, Town Board member

**Agenda Items:** File # 2015—07AV Christopher and Margaret McDermott, Tax Map # 39.13-1-4

**Pledge**

Chairman, Gary Frenz called the meeting to order at 7:00 p.m.

Chairman Gary Frenz mentioned the current opening on the Zoning Board for an alternate due to the resignation of Board member, Carl Heilman. If anyone knows of anyone who would be interested in the position have them contact the Town Clerk's office.

Chairman Gary Frenz stated that the Approval of Minutes voting members will be Thad Smith, Pat Farrell and Scott Olson as they were the only ones present at the March 24, 2015 meeting.

**Review of Minutes:** Pat Farrell made a motion to approve the minutes from March 24, 2015 as written. Second by Thad Smith. ALL AYES.

**NEW BUSINESS:** File # 2015-07AV  
Tax Map # 39.13-1-4  
Christopher & Margaret McDermott  
21 Horicon Birches Rd. Ext.  
Brant Lake, NY

Area Variance for shoreline setback to place a concrete structure 4 ½' x 3 ½' x 3' to anchor dock for hoisting which will sit 1' from the shoreline where 50' is required.

Roger Houck spoke on behalf of Christopher McDermott for a proposed single concrete structure (1) for hoisting the dock out of the water in the winter. Roger Houck stated that this property is on a point and has a very steep bank. The last two years Christopher McDermott had a bubbler to try to protect the dock and has tried a wheeled dock removing the dock during the winter and neither has worked. This year the ice destroyed the dock. Basically what Chris McDermott is proposing is a concrete structure 4 ½' x 3 ½' x 3' to anchor the dock for hoisting the dock out of the water in the winter to prevent damage to the dock.

Chairman Gary Frenz asked Roger Houck if the concrete is poured or precast. Roger responded it will be poured.

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Vice-Chair Cheryl Erickson asked if the size of the dock will change and Roger Houck responded no, the dock will be the same size as the previous dock which is twenty-four foot (24) long by four foot (4) wide.

Jim Steen, Zoning Administrator told the Zoning Board members that this file will have to be sent to the APA; however, because the structure is under the APA's 100 square foot threshold the APA will not have jurisdiction over the project.

Charles Lewis asked if Roger Houck had the Authority to Act as Agent for the Property Owner form signed and Roger Houck responded yes it is included in the application.

Vice-Chair Cheryl Erickson made a motion to deem the application complete and set a public hearing for May 19, 2015. Second by Charles Lewis. ALL AYES.

**PUBLIC COMMENTS: NONE**

**BOARD COMMENTS:** Chairperson Gary Frenz discussed with the Board members an APA map reading training that will take place at the Horicon Town Hall in June or July 2015.

Chairperson Gary Frenz shared with the Board members Attorney Mike Hill's resignation as Town Attorney and read Mike Hill's email extending his thanks and best wishes to all of the ZBA members.

Being no further comments or questions, Thad Smith made a motion to adjourn the meeting at 7:15 p.m., Second by Pat Farrell. ALL AYES.

**NEXT MEETING:** May 19, 2015

Respectfully Submitted,  
*Theresa Katsch*  
Secretary