

Present at Meeting:

Cheryl Erickson, Chairperson
James Dewar, Vice Chairperson
Rich Nawrot
Ross Schoembs
Troy Scripture,
Brian Logan, Alternate # 1

Also Present: Attorney Brian Reichenbach, Zoning Administrator Scott Olson, Attorney Rob Simon, Anthany and Susan Beadnell

Pledge

Chairperson Cheryl Erickson nominated Jim Dewar to the Vice-Chairperson position.

Review of Minutes: Ross Schoembs made a motion to accept the December 17, 2019 minutes with corrections. Second by Rich Nawrot. **ALL AYES.**

NEW BUSINESS:

File # 2020-01 AV

Tax Map # 53.-3-1

Anthany and Susan Beadnell

East Schroon River Road (across from Schroon Lake Boat Launch) Adirondack,
NY 12808

Requesting Area Variances from Section 8.07 Commercial Marina to construct six floating dock fingers, each 3' x 15' along the existing dock structure providing mooring for 12 boats in order to provide docking for guests at the 48 space trailer park the Beadnells are building at the site of the former Glendale Drive-in Movie in Pottersville.

1. Density area request for a 1.71-acre lot for the commercial marina where at least 3.2 acres is required.
2. Side yard setback request that is required to have a side yard setback of no less than 25% (200') of the shoreline width of the property in question (800') and in any event, no less than a 15' setback. A request is being made for his property of 152.5' for a 139.8' variance request which will set his side yard at 12.7'.
3. A dock surface area should contain no more than 400 square feet of surface area. A minimum of 250' of vacant shorefront measured at mean high water shall be required for the construction of each dock. The dock surface area would be a total of 680 square feet with a variance request of 280 square feet.

There was a discussion by the members regarding the zoning district the parcel is located within and the change was made on the application to the correct zoning district which is RRD 10 acres.

**Town of Horicon
Zoning Board of Appeals**

**May 26, 2020
Minutes**

Attorney Rob Simon representing the Beadnells presented the proposed project. The parcel, tax map # 53.-3-1, is a 1.71-acre parcel located on the Horicon side of the bridge at the South end of Schroon Lake across from the State boat launch. This is a vacant parcel with 610 feet of shoreline (measured at the mean high-water mark) and improved by a paved road and an existing 5 feet wide dock structure running along the shoreline of the river for about 82 feet. The width of the main channel of the river at this location extends about 150 feet from the waterside edge of the existing dock, Mr. Bead Nell wants to put in six (6) 3 feet x15 feet fingers, a 24-car parking lot and a port a potty.

Chairperson Cheryl Erickson asked if they are use existing dock

Attorney Rob Simon responded yes, and they are attaching fingers to the existing dock. They will be resurfacing the dock.

Zoning Administrator Scott Olson stated that is what necessitated the existing side yard setback.

Chairperson Cheryl Erickson wants to insure they will not be disturbing the bottom.

Attorney Rob Simon stated they are only putting on a new surface.

Chairperson Cheryl Erickson asked if the footings stay the same.

Attorney Rob Simon responded yes. They are trying to minimize disturbance and they cannot imagine any other use for this property.

Rich Nawrot stated it seems like fingers will impede navigation during low water times. Fingers will extend into the river and makes it very tight.

Anthany Beadnell stated there is plenty of room for navigation. It's the same depth all the way across and it's at least 50 feet wide in that area.

Rich Nawrot stated that the fingers are going out 15 feet and that cuts it down to 35 feet during low water which makes the area shrink even further.

Discussion ensued regarding width of river in that area.

Attorney Brian Reichenbach stated that the Town cannot regulate what's inside the water line as to the navigable part of the river. You cannot regulate navigability

Chairperson Cheryl Erickson asked why 24 parking spaces. Is it because you need two spaces per every commercial slip you are putting in?

Attorney Rob Simon responded yes and stated there is plenty of room for parking spaces.

Troy Scripture has concerns about a 12-foot distance between the docks.

Chairperson Cheryl Erickson stated we are now looking to deem the application complete. The density issue does not change in the zone RRD 10 acre. Distance along the river is 610 feet. The board members looked over the application to make sure the application is complete.

A discussion ensued regarding an old road accessing the property. It is an abandoned road by the State.

Chairperson Cheryl Erickson stated she does not see that as a problem for access to the parcel.

Attorney Brian Reichenbach agrees with the Chairperson.

Chairperson Cheryl Erickson asked what size boats will be docked.

Anthaney Beadnell responded most likely 20'boat.

Discussion ensued regarding the boat sitting too close to the side yard setback.

Zoning Administrator Scott Olson stated that the boat is not a structure and has never been considered as such when applying for a variance from a side yard setback. You don't get a variance for a boat.

Being no further questions or comments Vice-Chairperson Jim Dewar made a motion to deem the application complete and set a Public Hearing for June 16, 2020. Second by Ross Schoembs. **ALL AYES.**

There was a discussion among the Board regarding the increase of docks and moorings on Schroon Lake.

The Board would like letters or reminders to be sent to shoreline residents regarding docking and mooring.

Reminder: None

Correspondence: None

Public Comments: None

Board Comments: None

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

Adjourn: 7:45 PM

Next meeting date: June 16, 2020 at the Town Hall

Respectfully Submitted,
Terri Katsch, Secretary