

**Present at Meeting:**

Cheryl Erickson, Chair  
James Dewar, Vice Chair  
Ross Schoembs  
Rich Nawrot  
Troy Scripture  
Neil Brandmaier, Alternate #2

**Also Present:** Town Attorney Brian Reichenbach, Zoning Administrator Matt Magee, Jim Steen, Karen and Jake McCauley, Ken and Carolyn Gallo, Tim Wade.

**Pledge**

**Review of Minutes:** Ross Schoembs made a motion to accept the June 22, 2021 minutes as written. Second by Rich Nawrot. **ALL AYES.**

**NEW BUSINESS:**

**File # 2021-09 AV**  
**Tax Map #: 36.12-1-60**  
Ken and Carolyn Gallo  
41 Lakeview Drive  
Adirondack, NY 12808

Requesting an Area Variance **from Section 6.10** for a Roadway setback to build a 24' x 28' addition with a garage beneath and adjacent screened-in-porch to sit at 49.12' from the roadway where 60' is required.

Time Wade from Verdant Architecture PLLC is representing the Gallo's proposed project and Ken and Carolyn Gallo are also present tonight. Tim stated that as the Board can see on the site plans presented that they are proposing to add a 24' x 28' addition to the existing house. We are proposing to add to the existing house a two-story wood frame addition with living area above the garage. They will demo the existing screen porch that is currently 58.73' from the center line of the road. They will move the existing retaining wall and stone stairs down to the driveway to be repurposed to other sites on the property. Proposed site plan is a 960 square foot single story home and they are proposing to get rid of the existing screen porch and add a new porch. The site does present some challenges. There is an existing stream, foot bridge and an ATV bridge. The lot itself is a .72-acre lot so they are deficient in that area. They are only able to use a portion of this lot. The proposed septic system is currently before the Town Board of Health for a variance.

Vice-Chair Jim Dewar asked what are the setbacks from the center line of the road to the new addition and what the current setback from the center line of the road to the existing building?

Tim Wade responded there will be a new 49.12' setback to the new screened porch. The total variance request from the center line of the road is 10.88'. The placement of the porch will be off the new addition and proposing an interior stair from the garage up the main level into the house.

Chair Cheryl Erickson asked if the new entry will be across the front of the new screened porch and will be placing an interior stair to where the entry used to be.

Tim Wade responded yes, that is correct.

Rich Nawrot asked if they will be re-doing the driveway.

Tim Wade responded that they are going to use the existing driveway and a new slab for the garage will be at the same elevation and they will only be blacktopping the driveway.

Chair Cheryl Erickson asked if we have a deed on this file.

Tim Wade responded no, and they will provide a deed by the next meeting.

Rich Nawrot asked what the overall height of the addition will be.

Tim Wade responded that it will be 3' feet higher than the existing building so, a total of 26' in height from the driveway to the ridge of the addition.

Rich Nawrot asked if that will cause any obstruction to neighboring properties.

Tim Wade responded no, there will be no obstruction for any neighboring properties. The back of the property is heavily forested.

Chair Cheryl Erickson asked if that was your reason for not doing the construction to the south east.

Tim Wade stated yes and there is ledge rock in that area as well.

Being no further questions or comments Vice-Chair Jim Dewar made a motion to deem the application complete and set a Public Hearing for September 28, 2021 with the condition the deed is produced at the Public Hearing. Second by Troy Scripture. **ALL AYES.**

**NEW BUSINESS:**                      **File # 2021-10 AV**  
   **Tax Map #: 20.10-1-59**  
   Karen McAuley  
   4 Church Street  
   Adirondack, NY 12808

Requesting an Area Variance from **Section 6.10** for a Shoreline setback and side yard setback to extend an existing deck.

Karen McCauley was present to speak about her proposed application to enlarge her deck from a 10' x 16' deck to a 16' x 20' deck. It will be going 6' more towards the lake and 4' wider to the side.

Rich Nawrot asked if the 6' towards the lake will be right on the shoreline and do you have the proper distance from the neighbors side yards.

Karen McCauley stated no, it will not be on the shoreline and yes, she has 15' on one side and 10' on the other side.

Being no further questions Vice-Chair Jim Dewar made a motion to deem the application complete and schedule a Public Hearing for September 28, 2021. Second by Ross Schoembs. **ALL AYES.**

Jim Steen addressed the Town Attorney and the ZBA members regarding an Interpretation/Appeal to find out if a homeowner in an Association can be aggrieved by the Homeowner's Association cutting some vegetation on the

Homeowner's Association property. Brian Reichenbach has to research the situation and get back to the Zoning Administrator with that answer.

**Reminders:** None

**Correspondence:** None

**Public Comments:** None

**Board Comments:** None

Being no further comments Rich Nawrot made a motion to adjourn the meeting. Second by Vice-Chair Jim Dewar.  
**ALL AYES.**

**Adjourn:** 7:35 PM

**Next meeting date:** September 28, 2021

Respectfully Submitted,  
*Terri Katsch, Secretary*