

Present at Meeting:

Cheryl Erickson, Chair
James Dewar, Vice Chair
Ross Schoembs
Rich Nawrot
Troy Scripture

Also Present: Attorney for the Town Brian Reichenbach, Mary Kissane attorney from Miller Mannix, Roger Houck, Bob Olson, Larry Bell, and Zoning Administrator Matthew Magee

Pledge

Chairperson Cheryl Erickson called the meeting to order at 7:00 p.m.

Review of Minutes: Rich Nawrot made a motion to accept the April 26, 2022, minutes as written. Second by Ross Schoembs. **ALL AYES.**

NEW BUSINESS:

File # 2022-03 AV
Tax Map # 105.2-1-43
Crystal Lake HOA
Crystal Lake Road (Beach)
Brant Lake, NY 12815

Requesting an Area Variance from **Section 6.10** for a Shoreline setback for the structure to sit at sixty-eight feet (68') where seventy-five (75') is required and a Roadway setback for the structure to sit at fifty feet (50') where sixty feet (60') is required. Variance request for shoreline is seven feet (7') and variance request for roadway setback is ten feet (10'). The proposal is to remove a pre-existing ten feet (10') x fifteen feet (15') pavilion and build a twenty feet (20') x thirty-six feet (36') pavilion on a twenty-four feet (24') x forty feet (40') concrete slab.

Larry Bell a member of the Crystal Lake Board of Directors for the Homeowners Association was present to speak about the proposed project. They propose to remove a pre-existing ten feet (10') x fifteen feet (15') pavilion and build a twenty feet (20') x thirty-six feet (36') pavilion on a twenty-four feet (24') x forty feet (40') concrete slab. The current pavilion has been at the beach area since the 1990's and needs repair and it serves seventy-five (75) members of the community of Crystal Lake. The community includes sixty-eight (68) acres. This new structure will be permanent and a better structure. It will not move closer to the shoreline keeping it is sixty-eight feet (68') distance to the shoreline and expand a little to the parking area and the road needing a ten feet (10') variance to the road. It will not have a negative impact and a Jurisdictional Inquiry Form (JIF) was sent to the APA and a response from the APA was received indicating the APA has no jurisdiction.

Rich Nawrot asked if the road is a public or private road.

Larry Bell responded it is a private road within the community.

Ross Schoembs asked if they considered placing the pavilion on the other side of the road.

Larry Bell responded yes; however, this is a replacement of the existing beach pavilion and is necessary for the community to be on the beach.

Vice-Chair Jim Dewar asked if this is approved by their Homeowners Association.

Larry Bell responded yes, it has approval from the Homeowners Association and will start the work after this season is over. They are buying the pavilion from Garden Time.

Ross Schoembs asked if the pavilion will have electricity.

Larry Bell responded yes it will have electricity as does the current pavilion.

Chair Cheryl Erickson asked what is the distance to the other shoreline.

Larry Bell responded that is more than sixty-eight feet (68') but they are placing this pavilion on the current existing pavilion pad on the beach.

Being no further questions or comments Vice-Chair Jim Dewar made a motion to deem the application complete and set a Public Hearing for June 21, 2022. Second by Rich Nawrot. **ALL AYES.**

NEW BUSINESS:

File # 2022-04

Tax Map # 39-1-18

William Houck

8102 State Route 8

Brant Lake, NY 12815

Requesting an Area Variance from **Section 6.10** for a rear yard setback for the structure to sit at twelve feet (12') where fifty feet (50') is required. The variance request is for thirty-eight feet (38'). He proposed adding a twelve feet 2 inch (12' 2") by fourteen feet four inch (14' 4") roofed open porch to be added in order to redirect water run-off away from the foundation and add a five feet (5') by sixteen feet (16') three-season room with a concrete wall to support roof improvements designed to fix the sag and leak in roof.

Roger Houck was present to represent William Houck for this proposed project. Roger said that this home was originally his fathers house years ago and has been sold and resold many times. His father recently bought the home again and Roger is proposing fixing the foundation and water issues. The foundation has collapsed, and the roof needs repair as well. He is proposing adding the roofed open porch to redirect water run-off away from the foundation and the three-season room will be added to support roof improvements to fix the sag and leak. Due to the proximity to the rear boundary line the only way to get water away from the foundation is to pour a footing and cover it with a roof. The result will be a solid foundation and roof repair with good drainage. We will be squaring the back corner of the house and straightening the front line of the house.

Chair Cheryl Erickson noted that the application referred to construction in the front of the house but stated that that was not what was triggering the variance. In fact, that construction on the front of the house would not need a variance and should not be considered part of this application. The variance is needed because of the new construction being proposed on the back of the building, even though it will be twenty feet (20') from the rear yard setback and the existing structure is already only twelve feet (12') from the rear boundary line. The expansion to the non-conforming nature of the house is what is triggering this variance.

Roger Houck responded yes.

Being no further questions Rich Nawrot made a motion to deem the application complete and set a Public Hearing for June 21, 2022. Second by Troy Scripture. **ALL AYES.**

Reminders: None

Correspondence: None

Public Comments: None

Board Comments: There are openings for two Alternate members of the ZBA.

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

Adjourn: 7:25 PM

Next meeting date: June 21, 2022

Respectfully Submitted,
Terri Katsch, Secretary