

Present at Meeting:

Cheryl Erickson, Chair
Rich Nawrot
Ross Schoembs
Troy Scripture

Also Present: Zoning Administrator Matthew Magee, Bob Olson, and Bret Winchip

Pledge

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

Review of Minutes: Chair Cheryl Erickson stated that the May 17, 2022, draft minutes, and the July 26, 2022, ZBA draft minutes will be reviewed at the end of the meeting.

NEW BUSINESS:

File # 2020-05 AV
Tax Map 71.20-1-5
Rich Gordon
6799 State Route 8
Brant Lake, NY 12815

Requesting a variance from **Section 6.10 for a Roadway setback** of 16'.2" where 50' is required. The structure will sit at 33'.8" from the center line of the Road.

Bret Winchip was present to speak on behalf of Rich Gordon's proposed project. They are proposing to build a guest cottage over an existing detached garage with egress from a staircase outside of the building. They are demolishing an existing house but are keeping the detached garage. The request will increase the bulk to 32.4% of the structure will be sitting 33' 8" from the Roadway where 50' is required. The variance request is 16'2". The current height of the existing detached garage is 14' and the new height from grade to peak will be 23' 7" (a 7' difference).

Chair Cheryl Erickson asked if they are building a new house why not just attach a new garage to the new house.

Bret Winchip responded that the garage would not be at the same level as the house, and it would cause more structural issues.

Chair Cheryl Erickson asked what the current distance between the house and garage is.

Bret Winchip responded there is a 10' distance between the two.

Troy Scripture asked if the construction walls will be 2x4's or 2x6's.

Bret Winchip responded they will be 2x6's 16" on center.

Chair Cheryl Erickson asked if there will be a kitchen and bathrooms.

Bret Winchip responded there will be one bathroom and one large bedroom and when the new house is built there will be a separate septic system for the house and the guest cottage will have its own septic system.

Chair Cheryl Erickson asked the location of the well on the property.

Bret Winchip showed the Chairperson and the Board members on the site plan the location of the well, house, existing garage, and the septic placements for both the house and garage/guest cottage.

Chair Cheryl Erickson asked if this house is on the Historic Registry.

Bret Winchip responded no, not at all.

Chair Cheryl Erickson noted that we have the deed on file.

Zoning Administrator Matt Magee stated that the Gordon's have to put the guest cottage language in the deed which is as follows: "The deed to property improved by an accessory structure guest cottage should include a covenant which runs with, touches and concerns the land, is expressly enforceable by the Town which restricts the use of the guest cottage as described above and prohibits the conveyance of the guest cottage as a separate principal building without prior Town approval".

A copy of the guest cottage language was given to Bret Winchip to get the new deed which is to be provided at the next meeting on September 27, 2022.

Rich Nawrot asked if the guest cottage will be heated.

Bret Winchip responded yes.

Being no further questions or comments Ross Schoembs made a motion to deem the application complete and set a Public Hearing for September 27, 2022, and the new deed language to be provided in rough draft. Second by Rich Nawrot. **ALL AYES.**

Reminders: None

Correspondence: APA reversal of ZBA decision for Crystal Lake Preserve HOA beach pavilion.

Public Comments: None

Board Comments: The Board members read the letter of reversal and discussed the content. The Board members reviewed the draft meeting minutes from the May 17, 2022, meeting as well as the draft June 21, 2022, minutes and amended both for finalization. Ross Schoembs made a motion to approve the May 17, 2022, and June 21, 2022, minutes with the changes. Second by Rich Nawrot. **All AYES.**

The Board members were able to address each point made by the APA regarding the reversal of the Crystal Lake HOA beach pavilion and Zoning Administrator Matt Magee will contact the APA for instructions on how to resubmit the file to the APA with the corrections.

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

Adjourn: 8:50 PM

Next meeting date: August 16, 2022

Respectfully Submitted,
Terri Katsch, Secretary