

Present at Meeting:

Cheryl Erickson, Chair
James Dewar, Vice-Chair
Ross Schoembs
Troy Scripture
Larry Bell

Also Present: Zoning Administrator Kristena Williams, Christine Smith Hayes, Bob Olson, Preston Graham, Lisa Graham.

Pledge

The Chair Cheryl Erickson appointed Larry Bell to sit on the Board in the absence of Rich Nawrot.

Review of Minutes: Vice-Chair Jim Dewar made a motion to approve the September 27, 2022 minutes as written. Second by Ross Schoembs. **ALL AYES.** Vice-Chair Jim Dewar made a motion to approve the October 25, 2022 minutes as written. Second by Ross Schoembs. **ALL AYES.**

PUBLIC HEARING:

**File # 2023-01 AV
Tax Map # 55.14-1-12
Preston Graham
655 Palisades Road
Brant Lake, NY 12815**

Requesting a variance from **Section 6.10 for a Roadway setback** for a variance of 14' for a boathouse structure to sit at 46' where 60' is required.

Chair Cheryl Erickson asked Preston Graham to speak about his proposed project for a 14' variance for his setback from Roadway.

Preston Graham stated that this project has been a dream of he and his wife for many years. They are originally from Georgia and when living in Georgia it was a tradition for family to have a boathouse. After he purchased the Brant Lake property, he found out he would need a variance for his proposed boathouse. Preston Graham went over the power-point presentation that he prepared for the Board members regarding his boathouse project. He stated that his requested boathouse will be further from the road than the other boathouses around Brant Lake. This boathouse will be open on all sides. On the power-point presentation slides he showed other boathouses closer to the road than his will be. He showed the colors of the proposed boathouse. He showed the next door properties to his property, the survey of his property, the landscape plan for the shoreline, which he intends to keep the natural fauna, clean up a little at the shoreline and put in some plantings of lirioppe and grass down towards the bottom section. Preston stated that he could have made the 60' setback if moved over to the sideyard which would encroach upon the neighbor's property, so he felt it was better to not place the boathouse near the sideyard which would require a sideyard setback. He stated the colors will be Brazilian wood and decorative gray and will be a modest boathouse.

Chair Cheryl Erickson asked if your sitting on the water looking at the property is Priscilla on the left or the right.

Preston Graham stated her property is on the right side of his property looking from the lake.

Chair Cheryl Erickson asked if this would have a flat roof.

Preston Graham responded yes will have a flat roof.

Troy Scripture asked if he is proposing a sun deck.

Preston Graham responded yes, a sundeck but it won't be bulky but more modern looking.

Preston Graham then went on to discuss the summation of his proposed project from page 6 of his application and the Board members read along. Preston stated that they have been in Brant Lake for 12 years.

Vice-Chair Jim Dewar asked if Mr. Graham has other property in Brant Lake.

Preston Graham responded yes, they have a piece of property on Harris Road and has a small one room 300 square foot home where they camp. They are eager to hear the Boards opinions and suggestions about their proposal.

Lisa Graham stated they have children and grand children that would love to be able to get on the lake and enjoy the lake.

Chair Cheryl Erickson stated that we are here tonight to deem the application complete and will not debate the proposed project tonight but will do that at the next meeting which will be a Public Hearing.

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

Secretary Terri Katsch responded yes; we have the deed.

Larry Bell stated that the APA letter in the application refers to a single family home and not a boathouse.

Preston Graham called the APA and asked if anything else is needed from the APA for the boathouse and they told him nothing is needed from them for the Boathouse.

Troy Scripture asked if Preston Graham if he has plans to build the house this spring.

Preston Graham responded no, not this spring but further down the road.

Ross Schoembs asked if he will bring power down to the Boathouse.

Preston Graham responded there is power on the property already and I am still debating whether he will bring the power to the boathouse.

Vice-Chair Jim Dewar stated that he was looking at the restrictions on boathouses from page 4 of the Zoning Law and wanted to know if Mr. Graham is aware of the restrictions on boathouses.

Preston Graham responded yes, he is aware of what the restrictions are on boathouses and is compliant with the restrictions.

Vice-Chair Jim Dewar is concerned about the sundeck which is going to have a flat roof and its height.

Preston Graham responded that the sundeck including the railing will be 15' high from the top of the dock to the railing on top which follows the boathouse regulations.

Vice-Chair Jim Dewar stated he looked at the property and is concerned about how they will reach the boathouse from the road because it looks like you will need a ramp or something to access the boathouse.

Preston Graham responded that they would have a little grassy walkway to reach the boathouse and that Bernie Bolton will be creating a little path to the boathouse.

Vice-Chair Jim Dewar asked about the foundation.

Preston Graham responded it will be a steel pile dock foundation.

Chair Cheryl Erickson stated she does not think this should be debated tonight, we will do that at the Public Hearing next month and called for a motion to deem the application complete.

Being no further questions or comments Larry Bell made a motion to deem the application **File # 2023-01 AV** complete and set a Public Hearing for April 25, 2023. Troy Scripture second. **ALL AYES.**

Preston Graham stated he would not be at the Public Hearing due to previous commitments; however, his wife will be attending.

Assessor Christine Hayes introduced our new Zoning Administrator, Kristena Williams to the Board members.

Chair Cheryl Erickson introduced our new alternate member, Larry Bell to the Board members.

Reminders: Training on April 26, 2023 at 6:00 pm.

Correspondence: None

Public Comments: Bob Olson wanted to tell everyone to mark their calendars for the upcoming training.

Board Comments: Chair Cheryl Erickson stated she will be a little late for the training and Troy Scripture will be late as well due to their full-time jobs.

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

Adjourn: 7:41 PM

Next meeting date: April 25, 2023

Respectfully Submitted,
Terri Katsch, Secretary