

Present at Meeting:

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

Also Present: Town Attorney Brian Reichenbach, Zoning Administrator Kristena Williams, Christine Smith Hayes, Bob Olson, Lisa Graham, Chris Jay, Kirk Vazal, Garrett Lee, Bob Olson, Ed Taylor, Debbie Ferree, Sandra Ferrara, John Hall, Alison and John Stipkovich.

Pledge

Review of Minutes: Ross Schoembs made a motion to approve the March 28, 2023, minutes as written. Second by Vice-Chair Jim Dewar. **ALL AYES.**

NEW BUSINESS:

File 2023-02 AV
Tax Map # 55.10-1-4
John and Ann Hall
736 Palisades Road
Brant Lake, NY 12815

Requesting a Shoreline setback variance from **Section 8.32** for a retaining wall and construction of a beach to sit at 0' where 100' is required. Also needs a variance for a retaining wall greater than 200 square feet in length. The retaining wall requested is 500 square feet for a variance request of 300 square feet in length. And the retaining wall to be 5 feet to 15 foot tall where two feet in height is the maximum.

John Hall was present to speak to the Board regarding his proposed application. He showed the Board members the copy of his survey indicating where his proposed beach will be placed on the property as well as the retaining wall. He has three grandchildren that want a beach. The retaining wall is approximately 5' above the water line. It will go into the bank about 10' and will be beyond the 200 square feet that is allowable without a variance. The retaining wall will be between 5' to 15' tall where 2' in height is the maximum.

Vice-Chair Jim Dewar asked he has talked to a contractor about this proposed retaining wall yet.

John Hall responded yes; he has contracted Bernie Bolton for the project.

Vice-Chair Jim Dewar asked if the retaining wall will be some kind of stone.

John Hall responded yes; it will be stacked stone.

Vice-Chair Jim Dewar asked if Bernie Bolton will be taking dirt away and level the land.

John Hall responded yes.

Vice-Chair Jim Dewar asked about brining sand into the beach area.

John Hall responded yes; however, according to the DEC you cannot put sand into the lake, you must have a barrier to keep the sand from going into the lake. You can put pea gravel into the lake.

Chair Cheryl Erickson asked if he will have a retaining wall 10' back from the lake and then you will have another barrier to keep the sand from washing into the lake.

John Hall responded yes, just a 6'x 6' piece of timber to keep the sand from washing into the lake.

Rich Nawrot stated that when the high water comes up it will wash into the lake.

Ross Scheoembs stated that having looked at the property, right next to your house, on the side where you want to put the beach it looked like there were pink flags along the line.

John Hall stated that the property next to my property where the pink flags are located is on the other side of his house and the beach will be located away from that property line. They are doing construction on the property next to my house.

Rich Nawrot stated that his retaining wall would be 5' to 150' up.

John Hall stated no, the retaining wall would be 5' to 15' tall.

Vice-Chair Jim Dewar asked if the water is deep there in that location on the property.

John Hall stated that some parts are pretty deep.

Being no further questions or comments, Rich Nawrot made a motion to deem the application complete and set a Public Hearing for May 16, 2023. Second by Vice-Chair Jim Dewar. **ALL AYES.**

Chair Cheryl Erickson asked that copies of the DEC permit be made for each Board member for the May 16, 2023, meeting.

NEW BUSINESS: **File 2023-03 AV**
 KinderSun LLC
 276 East Shore Dr.
 Adirondack, NY 12808

Requesting a Roadway setback from **Section 6.10** for a variance of 31' for a 14' x 34' carport over the existing paved driveway to sit at 29' where 60' is required.

Kirk Vazal is the owner of the property and director of KinderSun. He is asking for a variance to build a carport on the existing driveway that's paved as you can see on the plot plan submitted. This makes the most sense as there are other structures and septic on the property that precludes us from locating the carport any other place on the property.

Rich Nawrot stated that basically this structure would be 29' from the centerline of the road and therefore about 6' from the edge of the property.

Kirk Vazal responded yes, that is correct. If they removed the 8' stone wall that holds up the asphalt for the basketball court which is difficult to do and is behind where we would like to place the carport and push the carport back it would be about 27' from the road in the back due to the narrowing of the property.

Rich Nawrot asked if there are alternatives for placement of the carport.

Kirk Vazal responded that due to the topography and other structures it limits the placement of the carport to this one spot. There are two properties, one address is 276 and the other address is 278, the requested carport is on 276 piece of property and there is a white cabin up in the back which is now used for storage and it has an old septic up there as well. They did look at putting the carport up in that location; however, it would not work in that location.

Chair Cheryl Erickson asked where is the existing driveway that the carport will sit on.

Kirk Vazal showed the Board members exactly where on the existing driveway the carport will sit. It is noted on the site plan with the solid lines (the existing driveway) and the dotted line is the proposed carport.

Ross Schoembs asked if the carport will have walls or be open.

Kirk Vazal stated the carport would be open with just a roof and posts.

Rich Nawrot asked how tall is the roof line on the carport.

Kirk Vazal responded 21' to the peak.

Vice-Chair Jim Dewar asked if they will have any utilities at all.

Kirk Vazal responded no.

Rich Nawrot asked if they would have any lighting in the carport.

Kirk Vazal responded they have designer lighting but no lighting in the carport itself.

Chair Cheryl Erickson asked for clarification on the survey.

Kirk Vazal referred to the 1962 survey and the carport and the storage cabin and septic is on lot A, which is 276 East Shore Drive.

Being no further comments or questions Vice-Chair Jim Dewar made a motion to deem the application complete and set a Public Hearing for May 16, 2023. Second by Troy Scripture. **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.

Lisa Graham was present to speak about the proposed boathouse and the changes that were made since the last meeting on March 28, 2023. She stated that they want to comply with all of the regulations. She went over the new final Power Point presentation with the Board members slide by slide to indicate the comparison with other boathouses in the area, the excavation plan and the boathouse plan (which only changed from a 10' dock to an 8' dock on the side of the boathouse).

Chair Cheryl Erickson asked if there were any members of the Public present to ask about this project.

Ed Taylor lives on Palisades Road and he wanted to know how big is the boathouse.

Chair Cheryl Erickson showed the measurements she took prior to the meeting to get an idea of the size of this boathouse which was marked off for everyone to see. The length will be 6' out from the shoreline plus another 34' out into the lake and will be 20' wide.

Ed Taylor asked how many boats they will park in the boathouse.

Lisa Graham responded with only one boat.

Ed Taylor asked where the cars will park.

Lisa Graham responded on their property.

Chris Jay, Pricilla Remington's daughter and the neighboring property to the Grahams property wanted to know if they will have bathroom facilities.

Lisa Graham responded that they have a small house on Harris Road and will use that house for bathroom facilities when needed.

Chair Cheryl Erickson asked when you enjoy the lake for a longer time where they would go to the bathroom?

Lisa Graham (inaudible).

Chris Jay stated it will change the look of the lake. She has concerns that it will block our view, parking is a concern. When you compare Hepworth's boathouse is not comparable to what you are building.

Lisa Graham stated it will only be 15' in height.

Alison Stipkovich lives on the other side of Pricilla Remington and her concerns are 1) if there will be electricity to the boathouse, 2) will you have a bubbler system, and 3) will you have any plumbing and how big the dock will be?

Lisa Graham responded that they will have solar, they are not sure about a bubbler system, there will not be any plumbing.

Ross Schoembs stated that last month Preston Graham talked about the steel pile foundation they will have for the boathouse.

Chair Cheryl Erickson stated the boathouse is 20' wide and everything under the boathouse is boathouse and does not come right up to the shoreline because it has a 6' x 4' ramp and the whole boathouse measurements will go out 40' into the water.

John Stipkovich stated that a 40' x 28' boathouse is bigger than all the other boathouses on Brant Lake. The only comparable one is on the corner, which is the old Barrie house.

Chair Cheryl Erickson stated this boathouse will have open sides.

Troy Scripture asked how deep the water is there.

John Stipkovich responded it depends and is probably 15' to 20' in depth out at the 40' mark. It drops off fast. He asked if the boathouse would go straight out.

Chair Cheryl Erickson stated that because of the way the shoreline is in that area it will go straight out; however, it looks like it will angle away from the Remington's and point south a little bit.

Troy Scripture asked how many people you will have at the boathouse at one time.

Lisa Graham responded about 10 people and maybe 4 cars.

Troy Scripture asked Lisa Graham if they have parking for 4 cars.

Chair Cheryl Erickson stated that Bernie has made parking on the other side of the road, and you could probably get 4 or 5 cars parked there.

Troy Scripture asked if Lisa Graham has spent any time on the property in order to understand what the prevailing winds are and the weather conditions are on the property.

Lisa Graham (inaudible)

John Stipkovich told Lisa Graham that the way you angled the boathouse you will have the wind come straight in to the boathouse.

Chair Cheryl Erickson asked how big of a boat they have.

Lisa Graham responded they have a 24' Boston Whaler boat.

Chair Cheryl Erickson asked Lisa Graham when they think they will be building their house.

Lisa Graham responded that is unknown right now.

Chair Cheryl Erickson stated that every other boathouse has a house associated with it.

Lisa Graham stated that most of the time it will just be the two of us, Preston, and myself.

Chair Cheryl Erickson stated that this is about the land and not the current family. So, there is a potential, if you sell this property in the future there may be noise issues and other issues with the next person who owns the property. So, the Board must be concerned for planning purposes.

Ed Taylor asked if this is a 2-story boathouse.

Chair Cheryl Erickson stated that this is a dock on the first floor under the boathouse and a sundeck (flat roof) on top with a railing.

John Stipkovich stated if this dock goes out 30' and he will not be able to see down the lake anymore.

Troy Scripture suggested that the Graham's take the time and put the boat in the water and maybe a dock for about a year and see that they will come back to a destroyed boat. It would need a bubbler system, and this is just my personal suggestion.

The Board members and neighbors have concerns that this boathouse will cost a lot of money and if you don't listen to the concerns brought up tonight they will wind up with a destroyed boathouse from the wind and the ice.

Chair Cheryl Erickson along with the Board members all agreed to keep the Public Hearing open until next month's meeting on May 16, 2023. The Board suggested that the Graham's would want to bring their boathouse closer to the shore.

A vote was taken to keep the Public Hearing open:

James Dewar AYE
Ross Schoembs AYE
Rich Nawrot AYE
Troy Scripture AYE

Reminders: Training tomorrow night April 26, 2023, at 630 pm

Correspondence: None

Public Comments: None

Board Comments: None

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

Adjourn: 8:27 PM

Next meeting date: May 16, 2023

Respectfully Submitted,
Terri Katsch, Secretary