

Present at Meeting:

Cheryl Erickson, Chair
Troy Scripture
Larry Bell

Also Present: Zoning Administrator Kristena Williams, Rena and Brad Zeppetelli, Tom and Gina Osika, Kent and Carol Molino.

Pledge

Review of Minutes: Troy Scripture made a motion to approve the July 25, 2023, minutes as written. Second by Larry Bell. **ALL AYES.**

NEW BUSINESS:

File: 2023-06 AV
Tax Map #: 19.4-2-11
Hodges Realty LLC (Carol Molino)
East Shore Drive
Adirondack, NY

Requesting an Area Variance from **Section 6.10** for a **Roadway Setback** to build a 24' x 3' lakefront staircase to sit at 15' from the road where 60' is required to provide lake access for the parcel. The variance request is for 45'.

Kent Molino spoke about his project. He stated that this is a variance request that was approved previously. The file number at that time was 2020-03 AV. That variance expired and they are here tonight with a similar request and are going through the process again. There is a copy of the insurance that has been retained on the property and an executed Warren County Revocable license in the file. There is also a State Farm Insurance policy in the application.

Chair Cheryl Erickson asked if anyone had any questions about the application.

Larry Bell asked how you get down to the lake.

Kent Molino explained that they are taking a dock off of Tax Map # 19.4-2-10 and moving it to this lot and they will be attaching the dock to the end of the staircase.

Chair Cheryl Erickson stated that this application is more compliant than the last application because the staircase is smaller than previously requested.

Chair Cheryl Erickson asked the other Board members if they see anything that we need to add to this application or can we make a motion to deem this application complete.

Being no further questions or comments Troy Scripture made a motion to deem the application complete and set a Public Hearing on December 19, 2023. Second by Larry Bell. **ALL AYES.**

NEW BUSINESS: **File: 2023-07 AV**
 Tax Map #: 20.10-1-42
 Stuart and Jennifer Green
 816 East Shore Drive
 Adirondack, NY 12808

Requesting an Area Variance from **Section 6.10** for a **Roadway Setback** for a 10' x 10' gazebo to sit at 35' from the road where 60' is required. The variance request is for 25'. This is an after-the-fact variance request.

The applicants were not present at the meeting tonight and there is no representative here to speak for this project. Chair Cheryl Erickson stated that the Board would move to the next application for review.

NEW BUSINESS: **File: 2023-08 AV**
 Tax Map # 36.11-1-9
 Rena Zeppetelli, Thomas Osika and Robert Staudt
 East Shore Drive
 Adirondack, NY

Requesting an Area Variance from **Section 6.10** for dock surface area where (400 square feet is the maximum). They have a total of 414 square feet allowable (138 square feet x 3 = 414 square feet) and they are asking for 3 docks (and 2 moorings) that will have a combined surface area of 560 square feet. The variance request is for 146 square feet.

Thomas Osika spoke on behalf of the applicants for the docks. The three of us, the Zeppetelli's, the Staudt's and my wife and myself each own one-third of this lakefront parcel. All three of us had approval for docks last year and now we found out that this is considered one property so, we each put in the joint variance request for the three docks and moorings.

Chair Cheryl Erickson asked if we have the deeds or the maps showing where these docks will be located.

Zoning Administrator Kristena Hill provided the three deeds to Chair Cheryl Erickson.

Brad Zeppetelli presented a drawing of the property and proposed dock locations to Chair Cheryl Erickson.

Larry Bell asked if the residential homes are adjacent to this property.

Rena Zeppetelli stated everything is across the street from this lot on East Shore Drive up the hill and we have each deeded one-third of the lake front property.

Chair Cheryl Erickson asked the secretary for copies of the deed and a GIS map to be presented to all the Board members at the next meeting on December 19, 2023. The Chair also asked for the density of the docks in this area.

Zoning Administrator Kristena Hill responded that this property is in a cove, so the docks will not affect the boat traffic in this area. The other docks in the area are located further out on a point.

Chair Cheryl Erickson asked if the other Board members wanted any additional information for the next meeting and clarified that the Zeppetelli's have a request for 320 square feet of dock, the Staudt's are asking for a 120 square feet

dock and one mooring (existing) and the Osika's are asking for a 120 square feet dock and one mooring. The Chair then asked why the Zeppetelli's dock is 68' in length and the Osika's and Staudt's are only 20' in length.

Rena Zeppetelli responded that it is necessary to obtain the depth of water to dock their boat. They had a water survey done and at 45' it was only a foot and a half deep. The Osika's don't know how shallow it is at the part where they want to put their dock.

Zoning Administrator Kristena Hill stated to the Board that a pontoon boat can be docked in a foot and a half depth of water.

Mrs. Osika stated that they do have a pontoon boat.

Being no further questions or comments Larry Bell made a motion to deem the application complete and schedule the Public Hearing for December 19, 2023. Second by Troy Scripture. **ALL AYES.**

NEW BUSINESS:

File: 2023-07 AV
Tax Map #: 20.10-1-42
Stuart and Jennifer Green
816 East Shore Drive
Adirondack, NY 12808

Requesting an Area Variance from **Section 6.10** for a **Roadway Setback** for a 10' x 10' gazebo to sit at 35' from the road where 60' is required. The variance request is for 25'. This is an after-the-fact variance request.

The applicants were not present and Chair Cheryl Erickson stated that the Board would look at the application to see if it is complete.

Zoning Administrator Kristena Hill said that she issued a Stop Work Order for this project and they continued building. The applicant was having surgery while the contractor was building and the applicant was told by the contractor that he was taking care of everything.

Chair Cheryl Erickson asked who brought the application in to the Zoning Office?

Zoning Administrator responded the contractor brought them into the office.

Chair Cheryl Erickson stated that the Board members would each go out to look at the project.

Chair Cheryl Erickson asked for a copy of the APA letter stating no permit is needed from the APA for each Board member at next month's meeting.

Zoning Administrator Kristena Hill printed pictures for the Board members of the gazebo.

Chair Cheryl Erickson stated that it does not look like we need any other information in order to deem this complete and we could schedule a Public Hearing for next month. However, the applicant or the contractor must show up to the Public Hearing. We can notice the Public Hearing and if no one shows up we can table the Public Hearing. The application is complete tonight.

The Board members had a discussion on after the fact variances and maybe raising the fees for those variances.

Zoning Administrator Kristena Hill stated that the surrounding neighbors all have gazebos. So, it is in keeping with the neighborhood.

Being no further comments or questions Troy Scripture made a motion to deem the application complete and set a Public Hearing for December 19, 2023. Second by Larry Bell. **ALL AYES.**

Larry Bell asked if the pictures were taken from Zillow?

Zoning Administrator Kristena Hill stated she took these pictures herself when she went up to the property and she also was out in the boat and took pictures from the lake.

Being no further questions or comments, Troy Scripture made a motion to adjourn the meeting. Second by Larry Bell. **All AYES.**

Reminders: Trainings will be discussed for calendar year 2024 with Mark Schachner, Leah Everhardt and Brian Reichenbach.

Correspondence: None

Public Comments: None

Board Comments: The Board members had a discussion about the Zoning Law changes and where the Town is with this issue. It has been tabled for now and the wording for the changes are being reconsidered.

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

Adjourn: 8:13 PM

Next meeting date: December 19, 2023

Respectfully Submitted,
Terri Katsch, Secretary