

Present at Meeting:

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

Also Present: Attorney Brian Reichenbach, Zoning Administrator Craig Leggett, Scott Olson, Bob Olson and Alan LeCours.

Pledge

Review of Minutes: Vice-Chair Jim Dewar made a motion to approve the January 23, 2024, minutes as written. Second by Rich Nawrot. **ALL AYES.**

PUBLIC HEARING: **File #: 2024-01 AV**
 Tax Map #: 20.10-1-48
 Ruth Yates Living Trust
 Represented by Alan LeCours
 832 East Shore Drive
 Adirondack, NY 12808

Requesting an Area Variance from **Section 6.10** for a Shoreline Setback to replace a 10' x 5' lower deck platform to sit 10' from the shoreline where 50' is required, and to replace a 16' x 4' staircase and a build a 28' x 12' stone patio. The variance request is 40' where 50' is required.

Alan LeCours is present to represent his mother-in-law Ruth Yates Living Trust. Alan stated that his mother-in-law has owned this property since the 1970's and they have had some kind of deck and dock system since that time. They are replacing the upper deck with a 12' x 28' patio. We need an area variance because they are replacing a small 10' x 5' wooden platform within the 50' setback of the shoreline. We meet the side setbacks with this proposal allowing room on side from neighbors. It is really a straightforward project. There are also a set of 16' x 4' stairs that will be replaced on the same footprint.

Chair Cheryl Erickson asked if there are any questions about this project.

Rich Nawrot asked if the platform that is 10' from the water if that stays there.

Alan LeCours stated yes, that stays, and we are replacing it.

Chair Cheryl Erickson stated that is what triggered the variance.

Chair Cheryl Erickson stated she saw lattice work by the staircase and wanted to know if it is a railing.

Alan LeCours stated the lattice work is because there were kids and it is kind of like a railing.

Chair Cheryl Erickson asked if you will see the stone retaining wall from the road.

Alan LeCours stated no you might see the top of it from the road but that is all you will see.

Chair Cheryl Erickson asked if there are any members of the audience that would like to speak about this project.

Chair Cheryl Erickson stated that there are no further questions or comments, so we are going to close the Public Hearing.

Chair Cheryl Erickson stated that the Board would now go ahead and discuss the Balancing Test to balance the benefit to the applicant with detriment to the health, safety, and welfare of the community.

The ZBA further finds:

1. The proposed project cannot be achieved by other means feasible to the applicant because he is only replacing the lower platform and the stairs with the same dimensions and improving the upper platform which is nicer for entertainment. It is a small piece of land and does not have that much room to do anything else. It is a structural improvement.
2. The proposed project will not create any undesirable change in the neighborhood character or undesirable change to nearby properties because it is consistent with what is on the lake in that neighborhood. You see this kind of thing all through the area.
3. The request is substantial; however, he is building on the footprint of the existing structures that need improvement and it is not prohibitive.
4. This request will have no adverse physical or environmental effects to neighboring properties because the improved retaining wall will help prevent any erosion, and, there are no trees to be cut down. No grading will be needed and it will have a minimal impact.
5. This proposed project is self-created but given the nature of the shoreline you have to do it in order to enjoy the property and it will be an improvement to the area. It is not prohibitive.
6. This is the minimum variance necessary and requires no conditions. It is pre-existing and will be doing preventative work for erosion with the retaining wall that is in place.

Being no further questions or comments Vice Chair Jim Dewar made a motion to approve the application for .
File #: 2024-01 AV, Tax Map #: 20.10-1-48. Second by Troy Scripture. **ALL AYES.**

Chair Cheryl Erickson stated that the Warren County Impact statement has been received and there is No County impact with this project.

PUBLIC HEARING:

File: 2023-08 AV

TABLED

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 620 square feet. The variance request is for 206 square feet.

The new Zoning Administrator Craig Leggett asked for clarification on the status of the project.

Chair Cheryl Erickson stated that this is still tabled, and we are waiting for additional information from the applicants.

Reminders: None

Correspondence: None

Public Comments: None

Board Comments: The Board members asked about training for calendar year 2024 and a discussion ensued regarding the training topics.

Being no further comments or questions Vice-Chair Jim Dewar made a motion to adjourn the meeting. Second by Ross Schoembs. **ALL AYES.**

Adjourn: 7:38 PM

Next meeting date: March 26, 2024

Respectfully Submitted,
Terri Katsch, Secretary