

Board Members Present:

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

Also Present:

Craig Leggett, Zoning Administrator
Dean & Karen Wood, Property Owner
Annika Prisco, Property Owner

Meeting Called to Order: 7:00 pm

Pledge

Chair Cheryl Erickson welcomes everyone and reminds property owners present at meeting to ensure they've signed in for the meeting. Chair Erickson states that Larry Bell will be sitting in for Ross Schoembs and that legal counsel is not present for tonight's meeting.

Review of Minutes: Chair Erickson asks if all Board members have reviewed the minutes from the May 21 meeting. Vice-Chair Dewar states he has a slight correction on page 7 in the fourth paragraph from the bottom. The sentence should read "James Dewars added that if it is in kind, it would be a Warren County Code request." Board members approve the change. Board Member Bell motions to approve the minutes. Board Member Nawrot seconds.

ALL AYES.

NEW BUSINESS:

File: 2024-03 AV
Tax Map #: 88.10-1-5
Dean and Karen Wood
6509 State Route 8
Brant Lake, NY 12815

Requesting an After The Fact Variances from Section 8.12 – Fencing and Screening for a setback variance of 8' from center of road for a solid wood fence. Per code, 40' from center of road is required and applicant requests 32' setback from center of road.

Chair Erickson asks Dean and/or Karen Wood to step up to podium to state what they have done with their fencing. Karen Wood takes the podium and states that the old fence they had was a slotted "see through" fence. She continued to explain that they have a young dog that was becoming a distraction for passerby's drawing their attention to the dog running the fence along the road, instead of their attention being on the road itself. Karen Wood explained she had previously spoken to Craig for a variance for their fence, and then revisited with Craig to seek approval for the possibility to paint the fence so it would blend in with the scenery better than the raw wood.

Chair Erickson asked if the Woods have a matching fence on the side of their house leading to their garage. Karen Wood stated they do, and the reasoning behind transitioning from a "see through" style fencing to a solid fence is due

to the privacy for passerby's along with protection for their dog due to numerous attacks from neighboring dog(s) which they have been in contact with Dog Control about previously.

The Board Members then examine pictures within the Woods application.

Karen Woods makes comments about people missing being able to see their dog from the road.

Chair Erickson states that the green color on the fence is much less intrusive than the raw wood was.

Chair Erickson states that tonight the Board is just deeming whether or not the application is complete, following application completion they will then be seen to seek approval at the July meeting.

Board Members ask how long ago the fence was installed. The Wood's state it was roughly a couple of months ago, that they left the previous fence in tact until the new fence was completed to insure the safety for their dog. When the new fence was complete, they then removed the old fencing.

Craig Leggett voiced that he had previously given the Wood's Family the incorrect information, ultimately leading to this meeting tonight.

Board Member Bell questioned if this was in actuality an "After The Fact" Application. Chair Erickson stated that it is in violation and it is an After The Fact Application, although not of fault of the applicants.

Chair Erickson asks if there is a motion to deem this application complete.

Vice-Chair Dewar motions that the application is complete.

Board Member Scripture seconds the motion.

All in Favor, **AYE.**

Motion Carries.

Chair Erickson states that nothing will really change, but the final decision will be made in Julys meeting. Mr and Mrs Woods ask if they need to be present at the July meeting. Chair Erickson replied that their application is very straight forward so there shouldn't be any issues, that if they will want the decision immediately then to try to make the meeting, if they are unable to attend the meeting then they will be notified of the decision.

The Wood's leave meeting 7:14pm

Chair Erickson asks a woman seated if she is here to represent the following variance application.

The woman replies she is Annika Prisco and she is here to represent herself and her husband for the variance they are seeking.

NEW BUSINESS:

File: 2021-04 AV
Tax Map: 55.12-2-2
Mike and Annika Prisco
7626 State Route 8
Brant Lake, NY 12815

Requesting a Variance(s) from **Section 6.10 – Schedule of Intensity and Dimensional Requirements** for a Shoreline variance of 36' and a Roadway variance of 31'1 in order to build a 17x16 sq.ft screened porch on the top of the existing 24x16 sq.ft concrete block storage shed that will sit 28'11 from the center line of

the road and 14' from the shoreline. Per code, 50' shoreline setback and 60' centerline of road setback is required.

Annika Prisco takes the podium and introduces herself. She states that she understands they have been in front of the board previously, but after further consideration they have went back to their original plans. Prisco stated that they have removed previously addressed water tanks that were in the existing structure.

Board Member Scripture asks if the water lines running to/from the structure were also to be removed. Prisco replied that they have not been removed yet but will be, due to time restraints they are accomplishing as much as possible as quickly as possible.

Prisco also shared that they have remedied the roof height and have also lessened the overhang of the roofline. Prisco also stated that they are using a portable step to access the building to remain within the original footprint and avoid having to regrade the property.

Prisco states that they consulted with a professional from Lake George Basin Stormwater Management regarding stormwater runoff and management. Along with lessening the grade of the roof, they have also reduced 2ft eaves to 1ft eaves. Prisco shares a plot plan with schematic and specifics of grade, vegetation, runoff and management plan. Copies of the plan were copied and handed out to Board Members.

Prisco shares that they have shared copies of the schematic with neighbors and they are in favor of their plans. One neighbor has signed a copy of the schematic stating his support for the design. Other neighbors stated they would be available to see the plan within the next week or so.

Chair Erickson asks if their set plan now is an open screened porch as they recommended originally. Prisco states that is now what they have decided to do.

Chair Erickson asks if there are any further questions before the Board deems whether or not this application is complete.

Board Member Scripture asks if they will definitely be removing the pipes from the water to the structure.

Prisco states they intend on doing so, but there has only been a short amount of time and they are trying to accomplish things as quickly as possible.

Chair Erickson asks if they will be removing the pipes completely or if they will be capping the pipes.

Prisco states that they intend to remove them but that they need to wait to do so until they can properly patch the holes in the side of the structure at the same time. But that she was unsure of how they will be removing the pipes from the land, they were exploring options that are least intrusive to the land.

Chair Erickson asks if there is a motion to deem the application complete.

Vice Chair Dewar motions to deem the application complete.

Board Member Nawrot seconds motion.

All in Favor. **AYE.**

Motion Carries.

Chair Erickson explains to Prisco that the Board will see her again at July's meeting, that there will be a public hearing and that neighboring properties will be notified and asked to send in any correspondence to the Town Zoning Office.

Reminders: None.

Correspondence: None.

Public Comments: None.

Board Comments: Formal introduction of new Zoning Clerk, Gina DePace.

Being no further comments or questions Vice-Chair Dewar made a motion to adjourn the meeting. Board Member Scripture seconds.

ALL AYES.

Meeting Adjourned: 7:30pm.

Next meeting date: July 23, 2024

Respectfully Submitted,
Gina DePace
Zoning Clerk