



Zoning Board of Appeals

P.O Box 90
6604 State Rte. 8
Brant Lake, NY 12815
518-494-4245

ZBA BOARD

September 24, 2024 | 7:00pm

Board Members:

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

Others Present:

- Legal Counsel
- Zoning Admin

AGENDA

The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn. For agenda updates please visit our office or call the Town Planning and Zoning Department 518-494-4245.

Meeting to be Called to Order: 7:00pm

Pledge of Allegiance.

Minutes Approval: July 23, 2024 and August 27, 2024

Public Hearing: NONE



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Old Business:

2024-05 AV – Robert Ackermann. Tax Map # 36.11-1-3 Applicant seeks an After The Fact Variance from **Section 8.32 – Shoreline Retaining Wall** for a Roadway Variance request of 35' (code minimum 60', amount applied for 25') and a Side Yard Variance of 12' (code minimum 15', amount applied for 3') in order to remove and replace a 20'x40' concrete patio slab with "sitting wall".

Zoning District: R1-1.3 **Location:** 346 East Shore Drive.

New Business:

2024-06 AV – Adirondack Lodges HOA. Tax Map #36.11-1-3

Applicant seeks Area Variance from Section 6.10 – Intensity and Dimensional Requirements and Section 8.08 – Docks for Side yard Setback Variance request of 10' (code minimum 15', amount applied for 5'). Zoning District R1-1.3:

2024-07 AV – Thomas A. & Joan P. Speziale. Tax Map # 71.12-1-11

Applicant seeks Area Variance from Section 6.10 – Intensity and Dimensional Requirements for an attached deck for a Rear Yard Setback Variance of 47' (code minimum 50', amount applied for 3'). Zoning District R1-10. Location: 27 Chippawa Loop #127

2024-08 AV – Conklin Family Trust. Tax Map # 36.3-3-2

Applicant seeks Area Variance from Section 6.10 – Intensity and Dimensional Requirements and Section 8.32 – Shoreline Retaining Wall for a retaining wall for Shoreline Setback Variance of 44' (code minimum is 50', amount applied for 6'), Roadway Setback Variance of 34' (code minimum 60', amount applied for 26'), and Side Yard Setback Variance of 15' (code minimum 15', amount applied for 0').

Zoning District R1-1.3. Location 248 East Shore Drive

2024-09 AV – Matthew and Krista Wood. Tax Map # 88.14-1-11

Applicant seeks Area Variance from Section 6.10 – Intensity and Dimensional Requirements – Road Frontage Variance of 100' (code minimum is 100', amount applied for is 100').

Zoning District CR-20,000. Location: 11 Town Landfill Road

NOTE: Next ZBA October 22, 2024. Submittal Deadline: October 8, 2024.