

2025-01AV

15. Indicate what type and size of variance you are requesting, (fill in all that apply):

If unknown, check with Zoning Administrator for appropriate minimum setback requirements for each zoning dis

**** EXAMPLE: ****

Roadway Setback: 60' from CL of road (CL = center line)

Type of Variance Requested	A Minimum Requirement (see intensity regulations)	B Amt. of Variance Applied For (i.e. where the proposed structure will sit on parcel or acreage needed etc.)	C Variance Request (A minus B)
Density (Acreage)			
Shoreline frontage			
Shoreline setback	50'	6'	44'
Roadway frontage			
Roadway setback	50'	35' 2"	14' 10"
Front Yard setback			
Rear Yard setback			
Side Yard setback			
Dock Surface Area			
Other (please list)			

* All variances will be reviewed by the Zoning Administrator for accuracy.

Zoning Administrator Review:

(Initialed if accurate)

15 a. If variance(s) are not listed above or you need additional space, state your variance request here

TOWN OF HORICON APPLICATION FOR ZONING COMPLIANCE CERTIFICATE (Land Use Permit)

P.O. Box 90, Brant Lake, NY 12815
Phone: (518) 494-4245 Fax: (518) 494-5240

Fee: \$ _____

Cash _____ Check # _____

Property Owner: Adam and T.L. Griffin Phone #'s: 716-258-2223

Mailing Address: 22 Stratford Court, East Amherst, NY 14051

Contractor/Agent: (if applicable) Michael R. Phinney of Phinney Design Group Phone #'s: 518-587-7120 x 34

Location of Property: (911 Address) 400 East Shore Drive, County Route 15, Adirondack, NY 12808

Tax Map Number: 36.11-1-15 Parcel Size (acreage or sq. ft.) 4.33 acres

Zoning: (District Symbol): R-1 Example: (CR-20,000, R1-1.3, R2-5, RRD-3.2, LC-10 acres)

Shoreline? YES or NO - If Yes indicate frontage (in feet) 176' +/-

Flood Plain/Zone? YES or NO Wetlands? YES or NO

Indicate Size of Structure(s) to be built, in feet: example (24' x 24'): Use separate sheet(s) if necessary.

New Home N/A X _____ will this new home include any decks, porches, etc.? YES NO - please indicate sizes below - attach plans (3 sets).

Addition to existing home's SFLA N/A X _____ explain: (Bathroom, bedroom/1story/2 story, etc.) _____

Alterations to structure, other than additions (explain): New gazebo under 100 SF proposed

Deck(s) or Porch(es) 32' X 22' describe (enclosed, screened, etc.) Replace existing deck with additional roadside at-grade patio.

Shed 9'-11' X 9'-11' Barn N/A X _____ describe: Gazebo for storage of boating equipment.

Garage N/A X _____ Stories: 1 1.5 2

Boathouse N/A X _____ Def: Single Story structure - no bathroom or kitchen facilities, not used for lodging or residency.

Demolition (explain what will be demolished) Existing deck/structural system and stairs from road.

OTHER not listed above (Fence, Sign, Chain in Use, etc.): 50' retaining wall replaced in-kind (existing non-conforming). New ± 36' retaining wall to stabilize ongoing erosion. New ± 30' retaining wall for stormwater management.

Height of structure(s) 9' - 11' Structures are not to exceed 40' from lowest point of grade to the highest point of the structure.

***** What ARE the setbacks (in feet) from the overhang of the proposed structure(s) *****

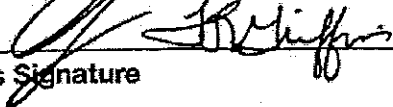
Please include any proposed steps, porches/deck(s)

Take accurate measurements from the proposed structures, refer to the Schedule of Intensity Regulations for the required minimums.

Gazebo: 35' Wall: 29' Existing Retaining: 44'	Gazebo: 28' Wall: 22' Existing Retaining: 26'	Gazebo: 156' Wall: 101' Existing Retaining: 142'	Gazebo: 6' Wall: 0' To MWH Existing Retaining: at shoreline, existing
Road	Right	Left	Rear or Shoreline

(Measured from center of Road)

The undersigned hereby applies for a Certificate of Compliance to do the following work in accordance with the description, plan, specifications and such special condition. I, we hereby authorize the Town of Horicon, its employees and authorized agents access to the property for purpose of inspection.

Applicant's Signature 

Date 12/10/24

For Office Use Only - If Application is granted you will be issued a Zoning Compliance Certificate, if denied you will be referred to the ZBA.

Denied: _____ Reasons: _____

Granted: _____ Zoning Administrator: _____ Date: _____

White Copy: Applicant/Owner Yellow Copy: Assessor Pink Copy: Town Zoning Office

PHINNEY DESIGN GROUP

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OWNER
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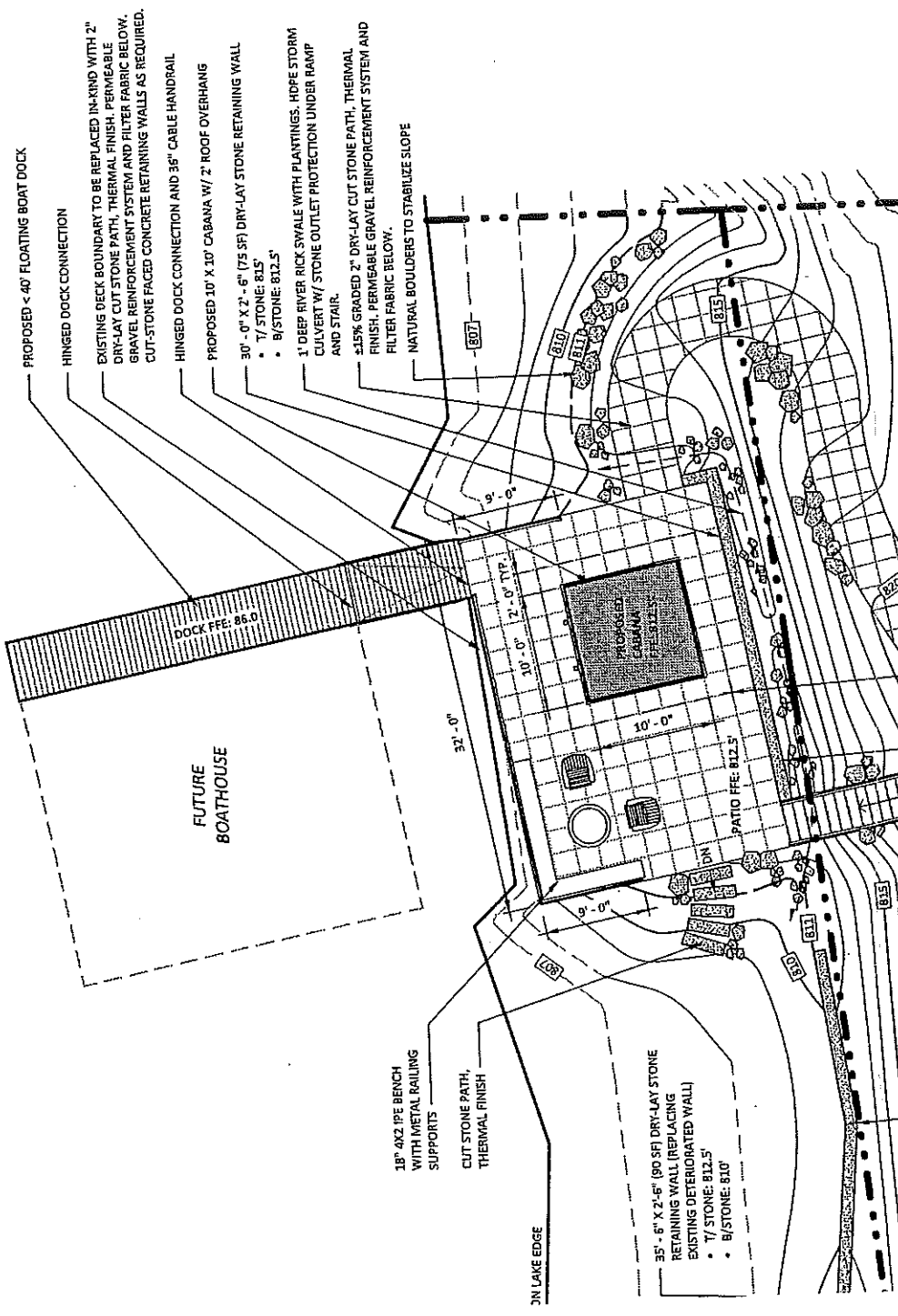
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 TEL: (518) 450-4030

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#	Description	Date



PROPOSED < 40' FLOATING BOAT DOCK

HINGED DOCK CONNECTION

EXISTING DECK BOUNDARY TO BE REPLACED IN-KIND WITH 2" DRY-LAY CUT STONE PATH, THERMAL FINISH, PERMEABLE GRAVEL REINFORCEMENT SYSTEM AND FILTER FABRIC BELOW. CUT-STONE FACED CONCRETE RETAINING WALLS AS REQUIRED.

HINGED DOCK CONNECTION AND 36" CABLE HANDRAIL

PROPOSED 10' X 10' CABANA W/ 2' ROOF OVERHANG

- 30' - 0" X 2' - 6" (75 SF) DRY-LAY STONE RETAINING WALL
 - T/STONE: 815'
 - B/STONE: 812.5'

1' DEEP RIVER RICK SWALE WITH PLANTINGS. HOPE STORM CULVERT W/ STONE OUTLET PROTECTION UNDER RAMP AND STAIR.

±15% GRADED 2" DRY-LAY CUT STONE PATH, THERMAL FINISH, PERMEABLE GRAVEL REINFORCEMENT SYSTEM AND FILTER FABRIC BELOW.

NATURAL BOULDERS TO STABILIZE SLOPE

FUTURE BOATHOUSE

DOCK FEE: 86.0'

35' - 6" X 2'-6" (90 SF) DRY-LAY STONE RETAINING WALL (REPLACING EXISTING DETERIORATED WALL)

- T/STONE: 811.5'
- B/STONE: 810'

18" 4X2 IPE BENCH WITH METAL RAILING SUPPORTS

CUT STONE PATH, THERMAL FINISH

ON LAKE EDGE

PATIO FEE: 812.5'

PROPOSED CABANA