

**Present at Meeting:**

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

**Also Present: Craig Leggett, Zoning Administrator, Brian Reichenbach, Attorney, Julie Marinelli, Zoning Clerk**

**Pledge**

**Review of Minutes from November 19<sup>th</sup>, 2024:** Mr. Dewar made a motion to accept the minutes and Mr. Schoembs seconded.

**Public Hearing:**

**File # 2024-13-AV**  
**Tax Map # 21.-1-9**  
**Bill and Karen Lajeuneses**  
44 Pharaoh Road  
Adirondack, NY 12808

Applicant seeks an Area Variance from **Section 6.10 – Schedule of Intensity and Dimensional Requirements** to remove an existing 5' X 24' screened porch and replace it with a 9' X 24' screened in porch. The proposed front yard setback is 28' where 60' is required. The front yard setback variance request is for 32'.

Chair Erickson reviewed the Lajeuneses' request to remove their existing 5' X 24' screened porch and replace it with a 9' X 24' screened in porch. The chair confirms with Mr. Leggett that the requested setback includes the two-foot overhang. There is no one present to speak for the Lajeuneses.

The chair closes the Public Hearing and moves on to discuss the balance test.

1. Can the benefit be achieved in any other way? This is the only way to make the porch larger by extending toward the front yard, where the existing porch is. The porch will be four feet closer to the road.
2. Does this plan create an undesirable change in the community? It will not, as there are no nearby properties, and the surrounding community is similar in

character.

3. Is the request substantial? It is a substantial request, but not determinative. The existing porch which is also non-conforming, has a 32 foot setback from the road. This request will only make it 4 feet closer to the road.
4. Will the request have an adverse environmental effect? No, as no trees will be cut down and there will not be a significant increase in roof runoff as the square footage of the porch is minimal.
5. Is this alleged difficulty self-created? Yes, it is, but the applicant wishes to enlarge a small porch (5' X 24') that was built as part of the original cabin (1963).
6. Do any conditions need to be imposed? There are no conditions imposed.

Mr. Dewar made a motion to approve the proposal and Chair Erickson seconded it. All ayes.

**FILE 2024-06 AV**

**Tax Map # 20.13-1-16**

**Adirondack Lodges HOA**

Vacant Lot between 738 and 746 East Shore Drive  
Adirondack, NY 12808

**(Public Hearing continued from November 19, 2204)**

Applicant seeks an Area Variance from **Section 6.10 – Schedule of Intensity and Dimensional Requirements** and **Section 8.08 – Docks**. The proposed dock side yard setback is 10' where 15' is required. The proposed dock surface area is 320 square feet where 150 square feet is allowed. The side yard variance request is for 5' and the dock surface area variance is for 170 square feet.

Mr. Molino was here to speak for the Adirondack Lodges. He began by asking if everyone had a chance to read the correspondence, he sent last week. He added that detailed responses to the balance test are provided. Also, an email from Dominic Scechitano, supports the new dock design. He explained that he could not find information on the existing dock on any maps. Regarding the parking issue, a resolution was passed during an Adirondack Lodges Board meeting. The new resolution will provide parking for the four vehicles used by the members of the HOA who have rights to the dock slips. Mr. Molino explained that three more feet of gravel will be laid out to accommodate parking.

Mr. Nawrot asked about the location of the parking. Mr. Molino explained that it will be located on the upland portion of the ROW parcel, which is on the east side of East Shore Drive. This will allow them to get all four cars off the road.

Chair Erickson asked about the timeline for the parking accommodations.

Mr. Molino replied that they are ready to begin as soon as they are approved.

Chair Erickson confirmed with Mr. Molino that they will be able to get four cars off the road and that he (a.k.a. the Adirondack Lodges HOA president) will enforce these new regulations that have been written and accepted into the Adirondack Lodges Homeowners Association, Inc. covenants (adopted as of November 26, 2024). See attached document.

Mr. Nawrot asked Mr. Molino if he is increasing the dock square footage and if the setbacks have changed. Mr. Molino replies that, yes, the original design was modified by centering the U shape on the 50-foot parcel, as per Option 3. This requires 5-foot side-yard setback requests from both the north and south property lines and a 194 square foot variance, versus the current 170 square foot variance from the 150 square foot dock surface area allowed by the lakeshore frontage of this property.

Chair Erickson asked if a stairway would need to be added to access the new dock. Mr. Molino replied that there is an existing stairway in place.

Mr. Schoembs asked if ramps counted as dock square footage. Mr. Leggett responded that if they go over the water, then yes it does.

Mr. Schoembs asked if it was a multiple access dock. Chair Erickson responds that it is not, as it is not more than four boats, as defined in the zoning codes.

The Chair said that the Board's largest concern was alleviating the problems that would be caused by the roadside parking required for four separate dock owners and that this has now been addressed. Mr. Dewar agreed with this.

The Chair asked if there is anything that can be done to prevent others from parking in this area, requiring more cars to be parked along the side of the road. She emphasized that the safety of pedestrians, cyclists and the unobstructive passing of emergency vehicles is of paramount important to the Board.

Mr. Molino stated that he will emphasize the importance of the parking regulations at the HOA meetings. He also stated that he would personally see that the new parking regulations voted on by the HOA would be enforced by the HOA, including the \$250/day fines that would be placed on those who violated these parking restrictions.

Chair Erickson closed the public hearing and continued the discussion using the Area Variance Balance test.

She clarified that the dock design being discussed is Option # 3. The U-shaped dock is centered on the property and will sit 10' from both the north and south side yard property lines, which changes this variance request into two (2) side yard setback requests of 5 feet each where 15 feet is required on both the north and south side property lines. The proposed dock surface area has increased to 344 square feet where 150 square feet is allowed. The dock surface area variance is now changed to 194 square feet.

1. **Does this plan create an undesirable change in the community?** It does as there are four boats on fifty feet of property, which is excessive, and this could create an undesirable and unsafe change in the community with respect to parking along the roadside required to use these docks. Mr. Molino, however, has mitigated this issue by amending the Adirondack Lodges HOA covenants to allow for the creation of four parking spaces within the HOA Right of Way from the Mill Creek residences to the shoreline, which will allow 4 cars to park completely off of the road. The HOA covenant amendment creates restrictions and fines (per day) for violators that park along the road.
2. **Is the request substantial?** Yes, it is substantial with regard to the dock surface area, which is 344 square feet where 150 square feet is allowed. Without a variance you could not put four boats in this area. The side yard setback is a 33% variance, for both side yard boundaries. However, one of the neighbors who came to the September 24th meeting has written to the board that this is not a concern, and no other neighbors have submitted complaints.
3. **Will the request have an adverse environmental effect?** This request improves the safety concern for the homeowners, as the reconfiguration ~~is~~ creates a more stable dock. It also improves the navigation along the shoreline by bringing the dock closer to the shoreline.
4. **Is this alleged difficulty self-created?** Yes, as the reconfiguration was necessary to accommodate four existing boats safely.
5. **Do any conditions need to be imposed?** Yes.
  - a. The four-car parking area along the Right of Way must be constructed prior to putting the new dock configuration in the water.
  - b. The owners and visitors to these docks must park their cars completely off the road while using their boats.
  - c. The size of the boats using these docks will be restricted to no more than 22 feet in total length, except for the two non-compliant boats that are grandfathered in.

- d. The Adirondack Lodges HOA is responsible for enforcing the parking regulations stated in the covenant amendment dated November 26, 2024). All complaints, including those from the Town, will be directed to the HOA president.

**Public Comments:**

**Board Comments:**

**Adjourn:** 8:15

**Next meeting date:** January 28<sup>th</sup>, 2025

**Respectfully submitted,**

*Julie Marinelli*

**Resolution of the Board of Directors of the Adirondack Lodges Homeowners Association, Inc.  
Adopted as of November 26, 2024**

The Board of Directors of the Adirondack Lodges Homeowners Association, Inc. hereby resolves that Kent Molino, as Vice President, is authorized, on behalf of the Association, to modify the Association's application to the Town of Horicon Zoning Board of Appeals to add the following terms and conditions, and such others as Kent, in his reasonable discretion, may deem necessary or desirable and appropriate:

1. Move the proposed reconfiguration of the ROW docks into a U pattern to the north and request side setback variances of five feet on the southern boundary of the ROW parcel and five feet on the northern boundary and a variance for additional square feet of dockage as calculated by Kent in consultation with the Town.
2. Provide parking for four vehicles on the upland portion of the ROW parcel (i.e., on the east side of East Shore Dr.) with these stipulations:
  - a. Parking is for ALHA owners' vehicles only ("mules" are permitted, but not trailers, RVs, campers, etc.) and only while boating.
  - b. No parking on East Shore Dr. for access to the ROW docks.
  - c. No through traffic on the ROW by cars, trucks, mules, ATVs or other motorized vehicles.
  - d. Violations are subject to fines of up to \$250 per day which will be treated as an assessment for purposes of the Declaration (i.e., subject to late fees and a lien on the owner's unit until paid).

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