

Board Members:

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

Others Present:

Zoning Admin, Craig Leggett
Zoning Clerk, Julie Marinelli

Meeting to be Called to Order: 6:35 PM**Pledge of Allegiance**

Minutes Approval: For February 25, 2025, approved by Mr. Dewar and seconded by Mr. Nawrot.

New Business:

Chair Erickson introduced the first applicant.

File # **2025-02-AV**
Tax Map # **55.17-1-19**
Dennis Fagan
511 Palisades Rd.
Brant Lake, NY 12815

Applicant seeks an Area Variance from **Section 6.10 – Schedule of Intensity and Dimensional Requirements and Section 9.40 – Exemptions and Section 14.10 Continuation** to remove an existing dock system and replace with a permanent 34' 1" X 27' 1" boathouse along with two decks and two stairways totaling 188 SF and a 12' X 8" attached dock. The proposed roadway setback is 13' where 60' is required. The roadway setback variance request is for 47'.

Mr. Savioli of The Dock Doctors, representing the client Dennis Fagan, approached the podium and reviewed the project. He explained that they are requesting a variance for a setback from the center of the road to the entry of a bridge leading to the sundeck of the property. The proposal complies with regulations regarding the square footage of the dock and sundeck, as well as requirements from the APA, DEC, and the Army Corps of Engineers.

Currently, there is a roadside pull-off near the retaining wall, which is pre-existing and serves as a parking space for one vehicle. Off this parking area, existing stairs lead down to the current dock structure. The proposed project will not worsen the current

setback conditions from the centerline of the road to the bridge. The existing design, as depicted in the submitted plans, shows a dock structure of approximately 837 square feet. The new boathouse/dock design is more compact and moves the structure farther away from the side yard property line compared to the existing structure. The new design extends further into the lake.

Mr. Dewar inquired about the power and water sources for the property. Mr. Savioli confirmed that the existing water source will remain unchanged and that the electrical system will be brought down to the deck in compliance with code regulations.

Mr. Nawrot asked about the setback of the existing dock. Mr. Savioli explained that the rear location of the existing dock remains unchanged in the proposed design. The only portion shifting towards the centerline of the roadway is the bridge from the sundeck. He referenced the plans to illustrate this adjustment. Access from the road front to the sundeck is necessary. The existing stairs that are located on the lakeside of the retaining wall will remain and will be a few feet from their current position. The project is designed to condense the structure and bring it into compliance with current regulations.

Chair Erickson asked if the whole structure is moving three feet closer to the road. Mr. Savioli clarified that an additional three to four feet is required to reach a flat surface for the bridge to the deck. Currently, the stairs extend from the seawall, but in the new design, the bridge extends from the parking area. Adjusting the bridge location by a few feet will provide a safer egress onto the structure.

Mr. Dewar inquired about the water depth at the existing dock. Mr. Savioli estimated that the existing deck is approximately twenty-nine feet from the end of the dock.

Chair Erickson asked about how far the existing dock was from the centerline. Mr. Savioli was not sure, but thinks it is approximately seventeen feet from the centerline. Chair Erickson stated that the stairs are part of the structure and asked if they will remain in the same location. Mr. Savioli clarified that the existing stairs will move a few feet north of their position but will remain approximately 16 feet 4 inches from the centerline. Only the new bridge will be 13 feet from the centerline of the road.

Mr. Nawrot asked about the project's timeline. Mr. Savioli stated that construction is expected to begin in September.

Mr. Dewar asked if he was confident in the elevation measurements of the waterline. Mr. Savioli responded that the measurements are accurate based on their site visit and that they have some flexibility with the elevation.

Mr. Dewar asked how many boat slips will be created with the new project. Mr. Savioli replied that the new design includes three boat slips, whereas the current structure accommodates four.

Mr. Dewar asked about the materials to be used for the deck. Mr. Savioli was not entirely certain but indicated that the design would include 8' x 9' posts, no shingle leaves, and a cable railing system.

Chair Erickson asked about the total height of the structure, including the cable railing. Mr. Savioli confirmed that the total height would be under fifteen feet per zoning regulations. He also noted that significant underwater work is required. The Chair confirmed that the height is 14.1 on the submitted plans.

Chair Erickson asked the board to make a motion to deem the application complete.

Mr. Schoembs made the motion, and Mr. Dewar seconded it. The public hearing is scheduled for April 22, 2025.

File # **2025-03-AV**
Tax Map # **72.13-1-7**
MJH Brant Lake Property
67 Brant Lake Estates Rd.
Brant Lake, NY 12815

Applicant seeks an Area Variance from **Section 6.10– Schedule of Intensity and Dimensional Requirements and Section 14.10 continuation--** to add a second story addition over an existing non-conforming residential home. The proposal is for an increase in height of 5' 8" from the new chimney to the existing chimney. where 2' is allowed. The variance request is for 3' 8".

Representing MJH Properties, Michael Albright from MJH Brant Lake Property LLC approached the podium and explained that the client seeks a variance for an increase in height of 5' 8", staying within the 40-foot zoning allowance. Since the nonconforming lot exceeds the two-foot threshold, a variance is required. The proposal also includes pulling the structure back from the mean high-water mark for improved compliance by removing and reconstructing the existing stairs within the footprint of the deck. The deck will be repaired but not expanded.

Chair Erickson reviewed the photographs with Mr. Albright to confirm the placement of the existing and new stairs. Mr. Albright explained that the existing stairs will be removed, and the new stairs will be relocated to the side of the deck. The current stairs are 19.4 feet from the mean high-water mark, while the new stairs will be 22.1 feet away, bringing them into greater compliance. Additionally, an existing gravel pathway leading to the lake will be replaced with grass.

Mr. Nawrot asked for clarification on the height increase. Mr. Albright confirmed that the new chimney will be 5.8 feet higher than the existing chimney. Though the total height remains under 40 feet per zoning laws, the increase exceeds the two-foot limit, necessitating a variance.

Mr. Nawrot asked if a full second story would be added. Mr. Albright confirmed that a second-story addition is planned.

Mr. Dewar inquired about the chimney's location. Mr. Albright explained that the new chimney will be moved inside the house, whereas the existing chimney is located on the deck.

Mr. Albright explains that they are keeping the existing foundation and first floor. They will also be replacing much of the exterior.

Mr. Dewar asked whether the overhangs were included in the setback calculations. Mr. Albright confirmed that they were. He added that the existing screened porch and roof will remain intact. Interior renovations will be completed in compliance with code and have been reviewed by an engineer.

Mr. Schoembs asked about the existing and proposed square footage. Mr. Albright stated that the current structure, including the basement and first-floor, measures 1,547 square feet, while the second-floor addition is approximately 1,133 SF. The total will be 2,668 SF.

Chair Erickson confirmed that the variance request accounts for a shoreline setback reduction from 19.4 feet to 22.1 feet. Mr. Albright noted that removing the existing walkway reduces lot coverage from 30% to 28.5%.

The board determined that the application materials were complete. Mr. Dewar made a motion to deem the application complete, and Mr. Nawrot seconded it.

Adjourned at 7:15.

Next meeting: April 22, 2025

Respectfully Submitted,

Julie Marinelli