

**Board Members:**

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

**Others Present:**

\_\_\_ Legal Counsel, Brian Reichenbach  
\_\_\_ Zoning Admin, Craig Leggett  
\_\_\_ Zoning Clerk, Julie Marinelli

**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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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: 6:30 PM**

**Pledge of Allegiance**

**Minutes Approval: For March 25,2025:**

**Public Hearing:**

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** 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'.

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, Section 9.40 – Shoreline Exemptions, and Section 14.10 - Continuation--** to add a second story addition over a pre-existing non-conforming single-family dwelling. The proposal is for an increase in height of 5.8' where 2' is allowed. The variance request is for 3.8'. The shoreline setback is proposed to be 22.1' where 50' is required. The variance request is for 27.9'.

**New Business:**

File # **2025-04-AV**  
Tax Map # **122.12-3-6**  
**Marc Makely**  
58 Bridle Lane  
Horicon, NY 12815

Applicant seeks an Area Variance from **Section 6.10– Schedule of Intensity and Dimensional Requirements and Section 14.10 - Continuation** to replace a pre-existing non-conforming single family dwelling on the original footprint but increasing the height and bulk of the building. The proposed roadway setback is 16.5' where 60' is required. The variance request is for 43.5'. The proposed side yard setback is 6.5' where 15' is required. The variance request is for 8.5'..

File # **2025-05-AV**  
Tax Map # **122.16-1-1**  
**Marc Makely**  
58 Bridle Lane  
Horicon, NY 12815

Applicant seeks an Area Variance from **Section 6.10– Schedule of Intensity and Dimensional Requirements, Section 9.4 – Shoreline Regulations Exemptions, and Section 14.10 - Continuation** to replace a pre-existing non-conforming single family dwelling on the original footprint but increasing the height and bulk of the building. The proposed side yard setback is 2' where 15' is required. The variance request is for 13'. The proposed shoreline setback is 13.5' where 100' is required. The variance request is for 86.5'.

File # **2025-06-AV**  
Tax Map # **39.9-1-15**  
**Richard & Amy Mooney**  
13 Old Beach Rd  
Brant Lake, NY 12815

Applicant seeks an Area Variance from **Sections 6.10 – Schedule of Intensity and Dimensional Requirements** to construct a 16' x 18' open deck. The proposed roadway setback is 23' where 60' is required. The variance is for 37'. The proposed rear yard setback is 24' where 50' is required. The variance is for 26'. The proposed shoreline setback is 23' where 50' is required. The variance is for 27'.

**Adjourn**

**Next meeting: May 20<sup>th</sup>, 2025 (Tuesday)**