

**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

**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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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: 6:30 PM****Pledge of Allegiance****Minutes Approval: For May 20, 2022:****New Business:**

**File # 2025-09-AV**  
**Tax Map # 36.12-1-70.2**  
**Raymond Pinto**  
450 East Shore Drive  
Adirondack, NY 12808

Applicant seeks an Area Variance from **Section 6.10 – Schedule of Intensity and Dimensional Requirements** and **Section 14.10 – Continuation** to increase the height of a pre-existing non-conforming single-family residence by 6' to accommodate renovations of the second floor bedroom and bathroom. The existing left Side Yard Setback is 4.7' where 15' is required. The left Side Yard Setback variance request is 10.3'. The existing right Side Yard Setback is 12.8' where 15' is required. The right Side Yard Setback variance request is 2.2'.

**File # 2025-10-AV**  
**Tax Map # 36.11-1-9**  
**Thomas & Gina Osika**  
364 East Shore Drive  
Brant Lake, NY 12815

Applicants seek an Area Variance from **Section 6.10 – Schedule of Intensity and Dimensional Requirements** and **Section 8.08 – Docks** to construct a new 6' X 12' open deck with railing and a total of 15' X 3' 8" stairway. The proposed Roadway Setback is 14.5' where 60' is required. The Roadway Setback variance request is 45.4'. The proposed Side Yard Setback is 7.5' where 15' is needed. The Side Yard Setback variance request is 7.5'. The proposed Shoreline Setback is 1' where 50' is needed. The Shoreline Setback variance request is 49'. The proposed dock of 248 SF creates a total Dock Surface Area of 438 SF for the entire shoreline lot where up to 400 SF is allowed. The Dock Surface Area variance request is 38 SF.

**File # 2025-11-AV**

**Tax Map # 38-15-1-19**

**Kristen Brown**

45 Clearwater Lake Road  
Brant Lake, NY 12815

Applicant seeks an Area Variance from **Section 6.10 – Schedule of Intensity and Dimensional Requirements** to construct a 24' X 28' house inclusive of an attached deck & porch, plus entrance stairs of 6.5' x 8'. The proposed Roadway Setback is 52.3' where 60' is required. The Roadway Setback variance request is 7.7'. The proposed Shoreline Setback is 45.8' where 100' is required. The Shoreline Setback variance request is 54.2'.

**Adjourn**

**Next meeting: July 22, 2025**

**ZBA and Planning Boards**

- 1) **Speak only if given the floor. State your name and town of residence.**
- 2) **Address all comments to the board and face the board not the applicant.**
- 3) **One person speaks at a time. This includes the board no side discussions.**
- 4) **For meetings where many people wish to speak a 2-minute limit on comments may be imposed. There will be no donation of comment time to other speakers.**
- 5) **Meeting will end no later than 10:00 PM.**