

**Board Members:**

Steve Mullins, Chair  
David Iasevoli  
Philip Smith, Alternate  
Melanie Fuerst, Absent

**Others Present:**

Zoning Admin, Craig Leggett  
Zoning Clerk, Julie Marinelli

**Meeting to be Called to Order:** 6:30 pm

**Pledge of Allegiance**

**Minutes Approval:** For May 21, 2025: Motion made by Mr. Iasevoli, seconded by Mr. Smith.

**New Business:**

File # **2025-01-CU**  
Tax Map # **55.14-1-2**  
**Adirondack Acres Association Inc.**  
Palisades Road  
Brant Lake, NY 12815

Applicant seeks **Conditional Use** as per **Section 5.20 - Land Use Regulations by Zoning District** for a **Multiple Access Dock**. The applicant proposes to increase the Association's existing dock system by extending the dock length from 65' to 96' and adding three dock slip components to increase dockage from 8 boats to 12 boats.

Representing Adirondack Acres Association Inc. is director, Paul Valerio. Also present from the association are Mr. Patrick Reyner, Mrs. Eileen Reyner, Mr. Joe Gensheimer, Mr. Michael Engel, Ms. Mary Probst, Ms. Alice Alteri and Mr. Kris O'Connor.

Mr. Mullins addressed the Adirondack Acres Association members and asked why they wish to extend the boat dock.

**Proposal:**

Mr. Valerio explained that the Association seeks to increase the size of the existing dock system from 8 to 12 boat slips to accommodate the needs of all 17 lot members. The current system features an 8-berth dock, 65 feet in length, with three dock fingers. The proposal is to extend the dock to 96 feet and add two additional dock fingers for a total of five.

Mr. Valerio noted that the existing dock, designated as a multiple dock lot per the 1973 subdivision plan, has served the Association for decades. He presented a PowerPoint to address specific concerns and demonstrate how the Association is working to respect lake aesthetics and traffic patterns.

The first slide identified the Association's dock location. Mr. Valerio stated the Association was established in 1984 and includes members ranging from newcomers to decades-long residents. He explained that this proposal differs from past ones by offering a "slimmed-down dock configuration" with reduced impact on lake navigation. He noted the dock is currently used infrequently and only by members, but the number of boat-owning members has increased, necessitating more slips.

**Board Discussion:**

The Board discussed concerns regarding the small parking area and limited space, especially given the narrowness of Palisades Road. Mr. Mullins asked if the Association would be willing to limit the number of cars parked there due to the tight turn. Mr. Valerio responded that their parking area is off-road and that they would clearly communicate parking expectations to members.

Mr. Smith reiterated concerns about the potential increase in parked vehicles due to additional boat slips. Mr. Valerio emphasized that most members live within walking distance of the dock and do not need to drive. He clarified that the Association is not growing in membership but is responding to an increased number of boating members.

Mr. Valerio stated the Association has made every effort to address previous concerns regarding traffic, aesthetics, and neighbor impacts in the current dock extension proposal.

**Proposal Continued:**

Mr. Valerio referenced the Town of Horicon's local zoning law, Article 8, Section 8.09, which regulates multiple access docks. He reviewed each applicable regulation and how the proposal complies.

He continued the PowerPoint presentation with photos of the dock area, including ground-level and aerial views. He highlighted neighboring docks in relation to the proposed extension, including views from the dock toward the Haggarty and Boynton shorelines.

Mr. Iasevoli asked if the cove had a name. Mr. Valerio replied that it does not.

Photographs were shown demonstrating the current dock layout and the need for additional slips. Navigation lines were displayed showing how boats would approach the dock area.

Mr. Valerio described the proposed configuration: transitioning from a rake-shaped dock to one featuring more parallel docking. This design, unlike past symmetrical proposals, provides three boat slips with a direct approach and one side slip. The only new navigational path needed would be a straight line to the center of the dock system. He emphasized that this configuration minimizes both visual and physical impact.

Slides comparing the current and proposed dock systems illustrated that the new navigational path is no wider than the existing one. Mr. Valerio also addressed riparian line concerns using diagrams showing different lot division methods (pie-shaped and centerline).

He concluded that the design prioritizes the health, safety, and welfare of the community by:

- Maintaining the current dock width and navigation paths
- Respecting neighboring docks and allowing ample lateral space
- Preserving lake bottom conditions

#### **Board Q & A:**

**Mr. Smith** asked what types of boats would be docked. Mr. Valerio replied that boats are approximately 18 feet long. When asked why boats could not be docked on the sides of the existing dock, Mr. Valerio explained that doing so would require a wider navigational area, which would impact neighbors more. The proposed design favors narrow, linear access over wider projections.

**Mr. Mullins** asked where neighboring property lines were located. Mr. Valerio presented a slide showing these boundaries, as well as the Association's 76 feet of shoreline.

**Mr. Mullins** then asked Mr. Leggett about standard dock surface area allowances. Mr. Leggett responded that docks are generally limited to 3 square feet per foot of shoreline, up to 400 square feet. However, Attorney Reichenbach clarified that those standards do not apply here, as multiple access docks are considered a conditional use.

Mr. Mullins asked for the square footage of both the existing and proposed docks. Mr. Valerio replied that the current dock is 496 square feet, while the proposed dock would be 640 square feet. Mr. Leggett noted that the proposed dock is under the 100-foot length maximum, making it compliant with zoning code.

**Mr. Iasevoli** inquired about previous proposals. Mr. Valerio responded that earlier designs faced challenges due to symmetry issues and greater navigational impact, which the current design avoids.

Mr. Mullins praised the Association for addressing concerns and remaining within the 100-foot length limit. He reiterated that parking near Palisades Road remains a major concern and suggested that clear enforcement of parking rules will be necessary.

**Mr. Reyner** added that additional parking is available across the street and confirmed that no vehicles would be parked on the street.

Mr. Smith emphasized that even one member ignoring the rules could lead to problems, reiterating safety concerns. Mr. Valerio assured the Board that parking restrictions would be enforced by the Association's directors, all of whom were present.

**Mr. Mullins** asked if the Association anticipated an increase in membership. Mr. Valerio stated that there are no additional lots and no plans to expand the Association. He reiterated that dock use is limited to current members.

There was also a discussion regarding boat size. Mr. Valerio noted that the cone-shaped design of the dock limits the possibility of larger boats.

### **Closing Remarks**

Mr. Mullins asked if the Board had any further questions. He stated that a public hearing would be required, and neighbors must be notified. Although the dock square footage is limited by zoning, he did not anticipate significant issues, as the Association had taken care to address previous concerns and present a design with minimal impact.

Mr. Valerio inquired about grandfathering. Mr. Mullins clarified that because the new design exceeds the previous dimensions, it is no longer grandfathered.

Mr. Valerio asked about presenting at the public hearing. Mr. Mullins advised including specific dimensions and reusing much of the current presentation.

Mr. Mullins called for a motion to deem the application complete.

**Mr. Smith** made the motion; **Mr. Iasevoli** seconded it.

Mr. Mullins then made a motion to set the public hearing for **July 16th**.

**Mr. Iasevoli** seconded the motion.

Mr. Iasevoli asked if the Zoning Board of Appeals (ZBA) had any jurisdiction over the matter.

Mr. Leggett explained that the Planning Board has full authority under **Horicon Local Law, Article 8, Section 8.09**, which governs multiple-access docks in subdivisions created between 1963 and 1987. The subject subdivision was created in 1973.

Finally, Mr. Mullins asked for a motion to adjourn the meeting.

**Mr. Smith** made the motion; **Mr. Iasevoli** seconded it.

**Meeting adjourned 7:50**

**Next meeting: July 16, 2025**