

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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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 June 24, 2025:****New Business:**

File # 2025-12-AV
Tax Map # 39.17-1-16
Robert & Carolyn Shafer
7837 SR 8, 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 replace a pre-existing non-conforming single family dwelling. The proposed Roadway Setback is 23' where 60' is required. The Roadway Setback variance request is 37'. The proposed left Side Yard Setback is 2' where 15' is needed. The left Side Yard Setback variance request is 13'. The proposed right Side Yard Setback is 4' where 15' is needed. The right Side Yard Setback variance request is 11'. The proposed Shoreline Setback is 15' where 50' is needed. The Shoreline Setback variance request is 35'.

Public Hearings:

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 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: August 26, 2025