

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The Zoning Board's Agenda is subject to change and certain items may be postponed or withdrawn.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 Order: 6:30 PM**Pledge of Allegiance****Minutes Approval: For August 26, 2025:**

Clerk Note: Correction to Planning Board June 16, 2025, minutes: **Correction per recording of this paragraph. The information was summarized incorrectly, as this was taken from the application** – It was stated that, “Mr. Valerio noted that the existing dock, designated as a multiple dock lot per the 1973 subdivision plan, has served the Association for decades.”

New Business:**Tabled by Applicant until TBD**

File # 2025-10-AV
Tax Map # 36.11-1-9
Thomas & Gina Osika
364 East Shore Drive
Adirondack, NY 12808

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.

Public Hearing:

File # 2025-08-AV
Tax Map # 71.12-1-21
Victor and Donna Novello
5 Chippewa Loop
Brant Lake, NY 12815

Applicant seeks an Area Variance from **Section 6.10 – Schedule of Intensity and Dimensional Requirements** for a 24'w x 25'l detached garage. The applicant received approval of a variance for a 20'w x 20' l x 15' h detached garage in November 2024 (2024-11 AV) and seeks to amend the size of the garage. The proposed Front Yard Setback is 24' where 60' is required. The Front Yard Setback variance request is 36'. The proposed Side Yard Setback is 4.5' where 15' is needed. The Side Yard Setback variance request is 10.5'.

File # 2025-13 Interpretation and Appeal
Appellant: John Hagerty
538 Palisades Road, Brant Lake, NY

Regarding: Zoning Administrator's Interpretation of Zoning Local Law Section 8.09 – Docks, Multiple Access for Conditional Use Application 2025-01 – Adirondack Acres Association, Inc. Applicant seeks to appeal the Zoning Administrator's determination regarding Section 8.09 – Multiple Access Docks. The Administrator applied Subsection A to Conditional Use Application 2025-01; the applicant contends that Subsection B should apply instead.

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 1' where 15' is needed. The left Side Yard Setback variance request is 14'. The proposed right Side Yard Setback is 5' where 15' is needed. The right Side Yard Setback variance request is 10'.** The proposed Shoreline Setback is 15' where 50' is needed. The Shoreline Setback variance request is 35'.

Adjourn

Next meeting: September 23, 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.**