

PUBLIC HEARING NOTICE
VARIANCE BOARD
TOWN OF SANTA CLARA

The Variance Board of the Town of Santa Clara, County of Franklin, State of New York will hold a Public Hearing on Monday, December 1st, 2025, at 6:00 PM at the Santa Clara Town Hall, Route 30, Saranac Inn, New York, to hear comments on the following application:

Application of Mike and Wendy Lincoln would require a variance for the construction of a dock and boathouse. This variance would be on the applicants' property at 417 Gilpin Bay Rd., Saranac Lake, NY 12983, Town of Santa Clara, Franklin County, New York Tax Map 463.-2-2.100.

The proposed dock and boathouse would exceed what is allowed in the Santa Clara Land Use Code in total area, height, and extension from the land. Section 7.35 of the Land Use Code states that a dock may not exceed an area of 500 sq ft, a boathouse may not exceed an area of 625 sq ft and the combined surface area of a boathouse and dock may not exceed an area of 875 sq ft. The proposed dock would be 368 sq ft, the proposed boathouse would be 1024 sq ft and the combination of those would be 1392 sq ft. The Land Use Code states that the maximum height of a boathouse is 15 ft from the mean high-water mark. The proposed boathouse would be 16 ft 6 inches in height from the mean high-water mark. The Land Use Code states that a dock or boathouse may not extend away from land more than 33 ft from the mean high-water closest to such structure. The proposed dock would extend 38 ft from the mean high-water mark.

The variance application of Mike and Wendy Lincoln is available for public review and inspection at the office of the Santa Clara Town Clerk, Santa Clara Town Hall, 5367 State Route 30, Saranac Inn, NY, during the Clerk's business hours. Contact the Clerk at 518-354-8477 or by e-mail at sctownclerk@centralny.twcbc.com for information about the Clerk's office hours. Arrangements to review the application can also be made by contacting the Chairperson of the Variance Board, Nancy LaBombard, at 518-891-5203.

Anyone wishing to comment on the variance application may do so, either personally or by authorizing a representative to comment. Comments can be made verbally at the Public Hearing. Comments may also be submitted in writing, either at the Public Hearing or via United States mail addressed to: Variance Board Chairperson- Town of Santa Clara, Nancy La Bombard, 41 Kimpton Rd., Saranac Lake, NY 12983. Comments submitted by U.S. Mail must be received by 5:00 PM on November 28th, 2025.

Nancy LaBombard
Chairperson

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