

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 Tuesday, July 29, 2025, at 6:00 PM at the Santa Clara Town Hall, Route 30, Saranac Inn, New York, to hear comments on the following application:

The application of Paul and Stephanie Schaeffer would require a variance for the construction of a boathouse that exceeds 15% of the shoreline frontage, and a sideline setback from 25 ft to 0 ft.

This variance would be on the applicants' property at 478 Bungalow Bay Drive, Tupper Lake, NY 12986, Town of Santa Clara, Franklin County, New York, Tax Map 473-1-10.300.

The proposed variance is:

The shoreline width of the property is 157 ft. The length of the proposed boathouse is 28 ft, 4 inches, which is 18% of the shoreline. Section 7.35 of the Santa Clara Land Use Code states that the total width of any structures along the shoreline does not exceed 15% of the width of the shoreline. The adjacent lot is also owned by the applicants and is 126 ft. The applicant is asking that the shorelines of the two lots be considered as one. The proposed boathouse would be 10.2% of the total shoreline of both lots. In addition, relief is sought from a sideline setback of 25 ft to 0 ft.

The variance application of Paul and Stephanie Schaeffer 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 santaclaratownclerk@gmail.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 Monday, July 28, 2025.

Nancy LaBombard
Chairperson

Publish: July 21, 2025