

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, September 15, 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 James and Laura Carpenter (owners) and Christopher and Susan Koegel (contract vendees) would require a lot size variance for the construction of a single-family dwelling.

This variance would be on the applicants' property on Gilpin Bay Road, Town of Santa Clara, Franklin County, New York, Tax Map 463.-2-7.2.

The proposed variance is:

The property is in a R-1.3.2 district under the Town Land Use Code, with a minimum size of 3.2 acres. Section 8.3 of the town code, along with a 1997 non-jurisdictional letter from the APA, makes the property eligible for a reduction of the minimum lot size to two-thirds of 3.2 acres, which is 2.133 acres. The applicants' property contains 1.956 acres which is 91.7 % of the 2.133 acres requirement.

The variance application of James and Laura Carpenter and Christopher and Susan Koegel 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 Friday, September 12, 2025.

Nancy LaBombard
Chairperson

Publish: Monday, September 8th, 2025