

TOWN OF SANTA CLARA PLANNING BOARD

5367 State Route 30
Saranac Lake, NY 12983

September 11, 2025

PRESENT: Planning Board Members: Scottie Adams, Bill Young, John LaHart, and Alternate Board Member Connie Rockefeller. Code Enforcement Officer (CEO), Todd David

ABSENT: Beth Hall, Mike Ritchie

The meeting was called to order by Chair, Scottie Adams at 9:04 AM.

John LaHart moved to approve the minutes from the previous meeting. Connie Rockefeller seconded the motion. All members present were in favor of the motion. The minutes from the Planning Board meeting on 07-22-2025 are approved.

Site Plan Review Application:

APPLICANT: Michael Bird, Adirondack Design, for Paul and Stephanie Schaeffer

PARCEL ID: 473-1-10-300

LOCATION: 476 Bungalow Bay Rd, Upper Saranac Lake

This application is for the construction of a new boathouse. The applicant previously requested a variance to build this boathouse because it did not meet the sideline setback requirement or the less than 15 % of the shoreline. See the minutes from the July 22 Planning Board meeting. or the Variance Bord meeting minutes from July 29. The variance was granted provided all other docks were removed since the planned boathouse/dock was at the maximum allowable by Town code. The applicants chose to revise the boathouse/dock to fit on the single lot and keep the dock on the second lot. The revised boathouse/dock is now within the town code. It meets the sideline setbacks (~27 ft. and ~106 ft). The boathouse is now 23.5 ft wide which is 15% of the shoreline width of 157 ft., meeting code. The square footage of the boathouse is reported to be 625 sq. ft. , the dock space is 60 sq. ft. for a total of 685 sq. ft. The boathouse projects 30 ft. from the shore and is 15 ft. high. There was a question as to the status of a temporary dock on the property. Victoria Sturgeon, representing Michael Bird and Adirondack Design, verified that the temporary dock on the lot would be removed.

After discussion, John LaHart made a motion to approve the site plan application. The motion was seconded by Connie Rockefeller. Adams, LaHart and Rockefeller voted to approve the motion, Young recused himself. There were no negative votes Motion passed, the site plan application is approved. The chair will provide a formal letter of approval to the applicants.

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Variance Application:

APPLICANT: James and Laura Carpenter (owners) and Christopher and Susan Koegel
(contract vendees)

PARCEL ID: 463.-2-7.200

LOCATION: Gilpin Bay Rd, Upper Saranac Lake

This application requires a lot size variance for the construction of a single-family dwelling. The property is in a R-1-3.2 district under the Town Land Use Code, with a minimum size requirement 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 2/3 of 3.2 acres, which is 2.133 acres. The applicant's property contains 1.956 acres which is 91.7 % of the 2.133 acres requirement.

Three letters were received in favor of the variance: one from the attorney representing the Carpenters, another from Forestcraft, the adjacent owner to the west and a third from Robert Koegel, the adjacent owner to the east.

An APA Jurisdictional inquiry from 1997 when the Carpenters applied to build a house, returned a verdict of no APA permit required. A current APA Jurisdictional inquiry on the location of a revised structure also advises no APA permit required.

After discussion on the appropriateness of Section 8.3 of the Town Land Use Code, the opinion was voiced by more than one Planning board member that the concept of requiring a variance to build a residence on any lot, if it meets all setback requirements needs to be re-examined.

John LaHart made a motion that the Planning Board report to the Variance Board that the Planning Board has no objection to granting this variance. The motion was seconded by Bill Young. All Planning Board members present voted in favor of the motion. The chair will provide the Variance Board with a copy of these minutes before Variance Board meeting on September 22, 2025.

Trash Situation

Once again, it seems like the trash situation on Hoel Pond has NOT been resolved. Two of the trash cans placed are around the corner on the shared driveway, out of traffic's way after trash pickup. Two containers are completely removed from the area after pickup. However, there are still 4 trash containers "living" in the right of way (ROW) of Hoel Pond Rd creating a public nuisance and traffic hazard. The plan to send an official letter to the offenders will be revived.

Open Discussion

Guy Middleton, reminded the Board that there is a new round of funding approved for septic improvements available through Franklin County, for 50% of a replacement up to \$25,000 for an

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enhanced system. The application form is not yet available. He also reminded the Board that there is a free septic workshop at the Saranac Lake Free Library on Monday, September 22 at 6:30 pm. Several Planning Board members plan to attend.

Next Meeting

The next meeting will be scheduled as needed.

Connie Rockefeller moved that the meeting be adjourned. Bill Young seconded the motion. All were in favor of the motion. Meeting was adjourned at 9:20 AM.

PSA