

Present at Meeting:

Cheryl Erickson, Chair
James Dewar, Vice Chair
Ross Schoembs
Rich Nawrot
Troy Scripture

Also Present: Dave House and Zoning Administrator Matthew Magee

Pledge

Chairperson Cheryl Erickson called the meeting to order at 7:00 p.m.

Review of Minutes: Vice-Chair Jim Dewar made a motion to accept the March 22, 2022, minutes with changes. Second by Ross Schoembs. **ALL AYES.**

NEW BUSINESS:

File # 2022-02 AV
Tax Map # 72.10-1-5
Terry Peck
7120 State Route 8
Brant Lake, NY 12815

Requesting an Area Variance from **Section 6.10** for a rear yard setback for the structure to sit at 38' where 50' is required. Variance request for 12'.

Dave House was present to represent Terry Peck and to speak about the variance request before the Board tonight. Dave House stated that this is a small little camp on .25 acres, and they are adding a twelve foot by 26-foot (12' x 26') addition that will hold an extended kitchen and breezeway. They are requesting a twelve-foot (12') variance. Being Rich Nawrot and Troy Scripture were not present at the March 22, 2022, meeting, Dave House went over the map and the application with them to bring them up to speed on the requested proposal. Dave stated that the water under the house will be shifted or channeled to both sides of the structure for proper drainage. The structure will sit at thirty-eight feet (38') where fifty feet (50') is required for the rear setback. There are no houses behind this structure it is all woods.

Ross Schoembs asked if there are any problems with the hill behind the house.

Dave House responded no, and there were rocks placed by the hill and no homes behind the house and because the water runs underneath the house, he will grade water around the house when he puts in a new foundation for the addition.

Chair Cheryl Erickson asked if he will be channeling the water on both sides.

Dave House responded yes; he will be shifting the water on both sides of the house.

Rich Nawrot asked if the new addition will be on piers or on a foundation.

Dave house stated he will be putting in a new foundation under the addition.

Chair Cheryl Erickson asked if Dave will be moving the big rocks in the back.

Dave House responded no they will stay where they are now.

Chair Cheryl Erickson stated that Dave mentioned at the last meeting he will not be adding any bedrooms or bathrooms.

Dave House responded the addition will only be to enlarge the current kitchen and nothing else.

Vice-Chair Jim Dewar asked what type of siding is currently on the structure.

Dave House responded clapboard and maybe some T 1-11, it has been remodeled many times.

Chair Cheryl Erickson stated the homes on either side look to be of similar styles even though they are the original structures.

Vice-Chair Jim Dewar asked if any correspondence was received regarding this proposed project.

Chair Cheryl Erickson stated no correspondence was received and the APA has already weighed in stating that no permit was needed from the APA.

Being no members of the Public were at the meeting and no correspondence was received in the Zoning Office regarding this proposal, the Public Hearing was closed.

The Board reviewed the Area Variance criteria:

Chairperson Cheryl Erickson stated that the Board would now go ahead and discuss the Balancing Test to balance the benefit to the applicant with detriment to the health, safety, and welfare of the community.

The ZBA further finds:

1. The proposed project cannot be achieved by other means feasible to the applicant because the structure already exists, and they are only bumping out the back to enlarge the kitchen. This is a reasonable request, and this is the most feasible way to enlarge the kitchen.
2. There will not be any undesirable change in the neighborhood character or undesirable change to nearby properties because the proposed addition is consistent with the rest of the properties in the area and placing the addition in the rear to enlarge the kitchen is less intrusive and only a minimal change.
3. The request is substantial; however, given there are no properties behind the structure it is a reasonable request.
4. This request will have no adverse physical or environmental effects on the property or to neighboring properties because the drainage from the hill behind the structure will be distributed in a much better fashion and it will be controlled and diverted to the proper location.
5. This proposed project is self-created but is an improvement and not prohibitive.
6. This is the minimum variance necessary, and no conditions are required.

Being no further comments or questions Vice-Chair Jim Dewar made a motion to approve **File # 2022-02 AV, Tax Map # 72.10-1-5** request for an Area Variance from **Section 6.10** for a rear yard setback for an

addition to the structure to sit at 38' where 50' is required. Variance request for 12'. Second by Ross Schoembs. **ALL AYES.**

Reminders: None

Correspondence: None

Public Comments: None

Board Comments: There is an opening for a new Alternate for the ZBA.

Being no further comments Rich Nawrot made a motion to adjourn the meeting. Second by Vice-Chair Jim Dewar. **ALL AYES.**

Adjourn: 7:16 PM

Next meeting date: May 17, 2022

Respectfully Submitted,
Terri Katsch, Secretary