

Present: Cheryl Erickson, Vice Chair, Acting as Chair in absence of Gary Frenz
Charles Lewis
Thad Smith
Pat Farrell, Alt #1
Scott Olson, Alt #2

Also Present: Jim Steen, Zoning Administrator
Bill McGhie, Planning Board Member
Marie and Tom Monaco, Donald and Geraldine Tosti, Bernie Hill

New Business:

File # 2014-08AV
Tax Map # 72.13-2-50
Brian Venn
7074 State Route 8

Area Variance for a proposed dock length of 64' where 40' is allowed and a proposed dock surface area of 256 square feet where 75 square feet is allowed.

File # 2014-09AV
Tax Map 38.20-1-3
Monaco Brant Properties, LLC
Bedell Builders
18 Horicon Birches

Area Variance for Shoreline Setback of 42' 6" where 50' is required to build addition to pre-existing, non-conforming home.

Unfinished Business:

File# 2014-07AV – **TABLED UNTIL FURTHER NOTICE**
Tax Map 122.12-1-24
Sgambati, Soka, Ridin-Hy, Beadnell

File#2014-02AV-**TABLED UNTIL FURTHER NOTICE**
Tax Map#72.13-1-32
6941 State Route 8

File # 2014-03 Appeal -**TABLED UNTIL FURTHER NOTICE**
Tax Map 88.-2-21
Crystal Lake HOA
Appealing Zoning Administrators determination issuing ZC#2014-18.

The regular meeting was called to order.

Pledge

Chair appoints Pat Farrell, Alternate #1 a voting member as Cheryl Erickson will act as Chair in absence of Gary Frenz.

Chair appoints Scott Olson, Alternate #2 a voting member in absence of Carl Heilman.

Approval of Minutes: Discussion ensued regarding the September 23, 2014 minutes to be accepted as written. Pat Farrell made a motion to approve the September 23, 2014 minutes as written, 2nd by Thad Smith. **All AYES.**

Cheryl Erickson announced that File # 2014-07AB, Sgambati, Soka, Ridin-Hy, Beadnell, File #2014-03A Crystal Lake HOA and File #2014-002AV Tumblebrook Farm applications will be tabled until further notice. Since there were no comments or questions, the Board reviewed the next file on the agenda.

NEW BUSINESS:

**File # 2014-08AV
Tax Map # 72.13-2-50
Brian Venn
7074 State Route 8
Area Variance for a proposed dock length of 64' where 40' is allowed and a proposed dock surface area of 256 square feet where 75 square feet is allowed.**

Bernie Hill spoke on behalf of the owner Brian Venn regarding the request for an area variance for a dock length of 64' where 40' is allowed and a dock surface area of 256 square feet where 75 square feet is allowed.

Scott Olson advised the Board that he is employed by a competitor of Bernie Hill's and that he may have to recuse himself from this vote. Cheryl Erickson noted that there would be no voting on this project tonight and that Scott Olson could stay. The Board will only be voting to deem an application complete and schedule a public hearing for next month.

Charles Lewis asked if there were any pictures of the proposed dock and also asked if the docks are floating sections or supported by posts. Bernie Hill replied this will be a fixed dock.

Cheryl asked what the depth of the water is and Bernie Hill replied the depth of the water is 1' and 3' is needed to properly dock the boat and is indicated on the hand sketch.

Jim Steen stated he has been to the site and there is a sandbar and the water is very shallow. There is an existing 24' dock and Jim Steen stated that the square footage is calculated on the shoreline. There is 25' of shoreline therefore 75 square feet is currently allowable and that is why the variance request is quite high.

Being no further questions or comments a motion to deem the application complete and schedule a public hearing for November 25th was made by Charles Lewis, 2nd by Scott Olson. All Ayes.

NEW BUSINESS (cont'd):

**File # 2014-09AV
Tax Map 38.20-1-3
Monaco Brant Properties, LLC
Bedell Builders
18 Horicon Birches
Area Variance for Shoreline Setback of 42' 6" where 50' is required to build addition to pre-existing, non-conforming home.**

Don Tosti was there as an adjoining owner to speak on behalf of the owners, Dave Monaco and Dianne Fee. Cheryl asked if there is an authorization on file to speak on behalf of the owners. Jim Steen stated that one is on file.

Cheryl Erickson asked if there is a deed on file for the property and Jim Steen indicated that there is one on file.

Cheryl Erickson and Mr. Tosti discussed the shoreline setbacks of the existing structure and the setbacks of the addition to the structure.

Cheryl Erickson asked about the septic currently in place. Jim Steen stated that in the new addition one bedroom will be eliminated and two bedrooms will be added but the existing septic is designed to accommodate the addition.

Cheryl Erickson asked Mr. Tosti about the existing square footage of the current structure and what the square footage of the addition would be. Mr. Tosti responded that the current structure is 890 square feet and the addition will be 320 square feet.

Being no further questions or comments a motion to deem the application complete and schedule a public hearing for November 25th was made by Charles Lewis, 2nd by Pat Farrell. All Ayes.

COMMUNICATIONS:

- 1) Letter from A.P.A.
- 2) Authority to act as Agent Forms

Discussions ensued regarding a letter from the APA to the Board for guiding the Board in future variance and shoreline setback requests.

Discussion ensued regarding whether or not a notarized Authorization Form to "Act as Agent for" is necessary. The Town Attorney will be consulted on this issue and a decision will be made.

Vouchers were handed out and instructions on how to complete the process were discussed.

PUBLIC COMMENTS: NONE

BOARD COMMENTS: Carl Lewis will need the minutes on the Soka, Sgambati, Ridin-Hy file. Will mail it to him per Chairperson.

Pat Farrell made a motion to adjourn the meeting, 2nd by Thad Smith. All AYES

NEXT MEETING: November 25, 2014

Respectfully Submitted,
Theresa Katsch, Secretary