

ZONING BOARD OF APPEALS MEETING

August 26, 2015

6:00PM

The meeting was called to order by Chairman Bill Gabak at 6:00PM. Roll call by Clerk, Cindy Schiminske, found the following Board Members present:

William Gabak, Chairman
Phil DelloStritto
Kathy Taylor
Neal VanLiew
Joe Flaherty

Also in attendance: Don Bowen, Zoning Officer
Barbara Stotler

The purpose of this meeting was to continue the Stotler variance application. Chairman Gabak stated that he conferred with the Supt of Public Works, who indicated that he is not concerned about the exact location of the sewer line with the shed. As long as the shed is mobile and can be moved (it's on skids or set on a stone pad or cement blocks where a backhoe can come in and move it out of the way), it shouldn't be a concern. That issue was resolved.

Don Bowen indicated that the Zoning Law states that an accessory structure, in her zone, on a lot under one acre, can be no greater than 20% of the floor area of the house. The 12' x 16' shed is 192 sq ft. The 12' x 8' shed will be removed. The living space of the house is 24' x 38', which is 912 sq ft. The allowable 20% increase is 182 sq ft. She would be 10 sq ft over what is allowed.

The company that she is buying the shed from is going to come and move the existing shed out of the way so that the pad can be prepared. He will deliver the new shed and take the old one. The new shed will be in place of the old shed and the old one will be totally removed. The new shed will be placed on a stone pad. The larger part of the shed will go towards the west side of the property. It will be the same color as the house, and the roof will also match.

A motion was made by Chairman Gabak to vote on this request and seconded by Kathy Taylor, which vote will cover: the addition of a 12' x 16' shed that matches the house to replace the existing 12' x 8' shed, which is to be removed and not relocated, which new shed shall be placed on skids or stones so that it can be easily moved; the same 10' side yard and 10' rear yard setback as is currently; and an increase in volume for an accessory structure of 22% rather than the 20% as required. Roll call vote was taken by the Board.

MOTION APPROVED 5 AYES 0 NAYS

Motion to adjourn made by Bill Gabak, and seconded by Neal VanLiew. All in favor. Time was 6:12 PM.

Respectfully submitted,

Cindy Schiminske
Clerk, Zoning Board of Appeals