

ZONING BOARD OF APPEALS MEETING  
October 15, 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, Jr., Chairman  
Phil DelloStritto  
Kathy Taylor  
Neal VanLiew  
Joe Flaherty

Also in attendance: Linda Becker  
David Liedka  
Michelle Coleman  
Craig Coleman, arrived late  
Don Bowen

Chairman Gabak made a motion to approve the minutes of September 17, 2015 as presented by ZBA Clerk, Cindy Schiminske. Approved AYES 5-0.

The purpose of this meeting was to hear the following requests:

1. Linda Becker and David Liedka, 5862 Sand Beach Drive, Tax Map #123.18-1-78, are requesting north and south side yard area variances from the required 20ft for the replacement of a garage. Ref. Town of Fleming Zoning Code Bulk & Use Table Lakeshore District. They want to go 2ft on the south side of the property and 15ft on the north side.

Linda Becker explained that the current existing structure is 10' x 20'. They want to replace it with a structure that is 12' x 20', so that she can put her car in the garage. It does not fit in there right now. The structure that is currently there is very old. The new garage will be a pre-built structure with vinyl siding that will match the house. No one spoke in opposition to the request.

A motion was made by Kathy Taylor and seconded by Chairman Gabak to vote on this request.

Roll call vote was taken by the Board.

**MOTION APPROVED 5 AYES 0 NAYS**

The applicants were advised that the obligation is purely with them to be sure the building is where they say it is going to be. Ms. Becker did say that they might want to straighten the building out a little so she would have more of a straight entrance into the garage. She was advised that it would be okay to do so only if they stayed at least 2ft from the south line. It could increase to 3-4ft if the applicants desired. This would change the north side variance from 15ft to 13ft. This was accepted by all Board members.

2. Craig Coleman, 2638 Glanville Road, Tax Map #130.00-1-23.22, is requesting a rear yard area variance from the required 30ft for the placement of a shed. Ref. Town of Fleming Zoning Code Bulk & Use Table R-2 District. He would like to go from 30ft to 27ft.

Michelle Coleman was in attendance for her husband, Craig, who was running late. Chairman Gabak questioned who put the building up already. Michelle indicated that it had already been set up to be delivered. Craig did not know at the time that it wasn't the required feet. The reason he put it where he did was because there is a swale in the front of the shed and in the back there is drain tile. She indicated that her father-in-law owns all of the adjacent property and did not have any problem with it. Chairman Gabak expressed his displeasure at the placement of the shed prior to obtaining ZBA approval.

At this point, Craig Coleman arrived. He indicated the problem was that they bought the shed used and they had to get it off the property. They had already dug out the area and placed crusher run down. They could have put the shed in front of the swale, but then it would have been in the middle of the backyard. Chairman Gabak once again stated that they should have waited until they had gotten approval from the ZBA Board.

A motion was made by Chairman Gabak and seconded by Kathy Taylor to vote on this request.

Roll call vote was taken by the Board.

**MOTION APPROVED 5 AYES 0 NAYS**

Motion to adjourn made by Chairman Gabak , and seconded by Kathy Taylor. All in favor. Time was 6:28 PM.

Respectfully submitted,

Cindy Schiminske  
Clerk, Zoning Board of Appeals