

ZONING BOARD OF APPEALS MEETING
October 19, 2017
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
Neal VanLiew
Kathy Taylor
Fritz Allen

Also in attendance: Peter & Marilyn Hamchuk
Bill Mead
Ernesto Rivera, Alternate ZBA member

Chairman Gabak made a motion to approve the minutes of September 21, 2017 as presented by ZBA Clerk, Cindy Schiminske. Approved AYES 5-0.

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

Peter and Marilyn Hamchuk, 6042 West Lake Road, Tax Map # 130.06-2-51, are requesting the following variances for the construction of a proposed addition to their dwelling: North side yard variance of 2.5 ft from the required 20 feet; South side yard variance of 15.7 ft from the required 20 feet (Lakeshore Bulk & Use Table); and a variance to the requirements of Article 6-9(D)(2) that the dwelling be located at least 50 ft from the mean high water mark of any water body.

Mr. Hamchuk stated that they have moved here permanently and have the need for more space. They have a bathroom downstairs and they would like to come out 4 feet from that part of the structure and go up two stories. They want to replace the bathroom downstairs, put a bathroom upstairs and enlarge the bedroom upstairs. A neighbor, Mr. Mead, was there in support of the applicants.

Chairman Gabak stated that the 2.5 ft variance for the north side and the 15.7 ft variance for the south side is not any closer than the house is now to the property lines.

Chairman Gabak reviewed the five criteria for an area variance with the Board. He also stated that based on the Hamchuks' architect's figures and those of the Zoning Officer, the Hamchuks are well under the 25% increase allowed and also under the 25% permeable surface.

Chairman Gabak made a motion to vote on the requested variances, seconded by Neal VanLiew.

Roll call vote was taken by the Board. MOTION APPROVED 5 AYES 0 NAYS.

Chairman Gabak advised the Hamchuks that any water runoff should remain on their property and they should not let it run onto the neighbor's property. Gutters should be placed on the roof with the water draining onto their property.

Chairman Gabak made a motion to adjourn the meeting, seconded by Kathy Taylor. All in favor. Time was 6:10 PM.

Respectfully submitted,

Cindy Schiminske
Clerk, Zoning Board of Appeals