

ZONING BOARD OF APPEALS MEETING

June 15, 2017

6:00PM

The meeting was called to order by Acting Chairwoman Kathy Taylor at 6:00PM. Roll call by Clerk, Cindy Schiminske, found the following Board Members present:

Kathy Taylor, Acting Chairwoman
Fritz Allen
Neal VanLiew
Phil DelloStritto
William Gabak, Jr., Chairman, absent

Also in attendance: Kevin Phillips
Don Bowen, Zoning Officer
Ernesto Rivera, Alternate ZBA member

Acting Chairwoman Taylor made a motion to approve the minutes of April 20, 2017 as presented by ZBA Clerk, Cindy Schiminske. Approved AYES 4-0.

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

Kevin Phillips, 4728 West Lake Road, Tax Map #144.00-1-40, is requesting a north side yard area variance of 11' from the required 20' in order to construct a patio roof over an existing patio. Reference the Town of Fleming Zoning Code, Bulk and Use Table Lakeshore District.

Mr. Phillips indicated that he has an existing concrete patio that has no roof and he would like to put a roof over it so that he can use it more frequently. He stated that he has spoken to the neighbors on both sides of him and they were fine with it. The existing concrete pad is 16' x 12' and the roof will be 24' x 12'.

Chairwoman Taylor brought up the issue of the water runoff that would have to be addressed so that it would not run off on the neighboring properties. Mr. Phillips indicated there would be gutters that would be tied into the same gutter downspouts that are on the house.

Chairwoman Taylor reviewed the five criteria for granting the area variance with the Board Members.

A motion was made by Phil DelloStritto to grant the north side yard area variance of 11 feet from the required 20 feet, seconded by Chairwoman Taylor. Roll call vote was taken by the Board.

MOTION APPROVED 4 AYES 0 NAYS

Chairwoman Taylor made a motion to adjourn the meeting, seconded by Neal VanLiew. All in favor. Time was 6:08 PM.

Respectfully submitted,

Cindy Schiminske
Clerk, Zoning Board of Appeals