

TOWN OF NEWSTEAD - ZONING BOARD MINUTES
Newstead Town Hall, 5 Clarence Ctr. Rd, Akron, NY
May 24, 2012

APPROVED 7/19/12

MEMBERS

PRESENT: Bill Kaufman, Chairman
John Klodzinski
Adam Burg
Harold Finger
Alternate: Cheryl Esposito
Absent: Corky Keppler

Meeting called to order: 7:08PM

Pledge to the Flag

Reading of the Legal Notice for Area variance for 11440 Rapids Road by Bill Kaufman as published.

Hearing open to the public for comment:

Tina Aderman Smith 11440 Rapids Road addressed the board. She described her need for the additional storage space. Ms. Smith indicated that the current garage is going to be moved to a different location on the property prior to construction of the new pole barn. She will be contacting the code enforcement department for the required paperwork for this move.

Ms. Smith further explained that setting the new structure back further may have adverse effects on the septic sand- filter bed. Also, moving the new building site back would require moving a gazebo and decorative pond adding additional cost to the project. Ms. Smith advised the home has sentimental value it was owned by her great great grandfather. The home was originally constructed in the 1800's.

No one else addressed the board.

The public hearing was closed at 7:18pm Motion made by John Klodzinski;
Seconded by Adam Burg:

Bill - Aye
John - Aye
Harold - Aye
Adam-Aye
Cheryl-Aye

Issue opened for discussion by board:

-Ms. Aderman Smith was asked what side of the road contains the waterline...she stated the water line is the opposite side of the road from her home.

-Harold and Cheryl had concerns over the placement of the new driveway they advised the applicant to contact the county to establish if the county highway dept. has any concerns over the new placement of the driveway.

- It was notated that the proposed new structure will be setting back further from the right of way then the existing home at 11440 Rapids Road.

-It was further noted the neighboring homes are closer to the right of way the proposed new structure.

-The proposed new structure will be the same distance from the right of way as the existing garage that is going to be removed.

Each of the five criteria to support an Area Variance was discussed by the board.

All five criteria required to approve the Area Variance were positive in favor of the applicant. John motioned to pass the variance request as submitted. Adam seconded the motion.

Bill – Aye

John – Aye

Harold – Aye

Adam-Aye

Cheryl-Aye

Area Variance for 11440 Rapids Road granted unanimously.

Minutes – The board was not prepared to approve the minutes from the previous ZBA meeting. A motion to table the minutes for the next meeting was made by Adam seconded by John;

Bill – Aye

John – Aye

Harold – Aye

Adam-Aye

Cheryl-Aye

There being no further business, Adam made a motion to adjourn the meeting at 7:35PM, seconded by John.

Bill – Aye

John – Aye

Harold – Aye

Adam - Aye

Cheryl- Aye

Respectfully submitted,

William P. Kaufman, Chairman Town of Newstead ZBA