

Sand Lake Zoning Board of Appeals

Minutes – March 20, 2014

The minutes as follows, are intended to provide a general summary of the Public Hearings and meetings. Quotes presented are not verbatim, nor is all discussion which occurred presented herein. This document should not be relied upon as a transcript of the actual proceedings. The transcript of each meeting is on digital voice recorder and available at the Town Hall.

Chairperson Judy Breselor called to order the ZBA Meeting at 7:00 pm.

Attendance: Judith Breselor, John Bond, Geraldine Burger, Jim Gifford, Monica Hardy (Secretary) and Lawrence Howard (Counsel). Scott Bendett, Board Member is absent.

Others in Attendance: Michael and Richele Corbo, Tim O'Byrne, and Trevor Jewitt

APPLICANT: Michael and Richele Corbo.

Mr. & Mrs. Corbo are asking for a Special Exception for a Home Occupation I according to Article XVIII Section 250-99 C (1). The Corbo's would like to open a small (yoga/nia?) studio, Body Bliss, in the metal storage barn located on their property.

Location: 69 Gettle Road
Averill Park NY 12018

Tax Map ID: 147.2-2-27.12

Chairperson Breselor told the Board that they have received a positive recommendation from the Planning Board.

Richele explains to the Board she would like to teach one hour classes approximately 3 days a week, maybe 2 times a day. Michael explains there is adequate heating and air conditioning in the barn. The house is close enough to the barn to provide bathroom facilities. They will not be putting a sign up. They are going to advertise in our local paper.

Judy Breselor opened the meeting to the public. Tim O'Byrne approaches the bench. He is the closest neighbor to this property and is concerned about the growth of this business. He would like a stipulation put on this application.

A MOTION was made by Judy Breselor and SECONDED by Jim Gifford to close the Public Hearing at 7:20 pm.

A MOTION was made by Judy Breselor and SECONDED by Gerry Burger and UNANIMOSLY CARRIED to list this as a negative declaration for an unlisted action under SEQR.

A MOTION was made by Judy Breselor and SECONDED by Jeb Bond and UNANIMOUSLY CARRIED to APPROVE this application for a Special Exception – Home Occupation I, with a stipulation that this business will not exceed more than 12 classes a week, 3 classes a day, and not more than 10 people per class. It will not exceed more than 20% of the gross area floor space. If at any time they would like to expand their operation, they will need to come before the ZBA for an Area Variance.

APPLICANT: David Cobden

The Board received a letter from Mr. Cobden stating that Trevor Jewitt will be present, on his behalf, at the meeting. Mr. Cobden will be out of town.

Mr. Cobden is asking for two Area Variances. He is deficient Front and Rear Yard Setbacks according to Section 250 Article 23 Schedule A.

Location: 13 Lawson Road
Sand Lake NY 12153

Tax Map ID: 149.11-1-23

Mr. Cobden would like to remove the existing camp and replace it with a single family home. The new structure will be the same size as the existing dwelling. He would like to move it 10 ft. to the right. It is now 10 ft. from the shoreline and 100 ft. from the center of the road.

Judy Breselor opened and closed the Public Hearing at 7:40 pm. No one was present.

A MOTION was made by Judy Breselor and SECONDED by Gerry Burger and UNANIMOUSLY CARRIED to list this as an unlisted action under SEQR.

The Board had discussion about Mr. Cobden getting approval from the Health Department. Judy Breselor mentioned that maybe he should pull his application for the Area Variances until the Health Department gave their approval. Discussions continued and a MOTION was made by Judy Breselor and SECONDED by Jim Gifford and UNANIMOUSLY CARRIED to APPROVE the Area Variance for a Front Yard Setback from 4 ft. to 10 ft. Jim Gifford makes a MOTION and was SECONDED by Jeb Bond and UNANIMOUSLY CARRIED to APPROVE the Area Variance for a Rear Yard Setback not to exceed 26' x 30'.

OLD BUSINESS: A MOTION was made by Jim Gifford, SECONDED by Jeb Bond and UNANIMOUSLY CARRIED to accept the January 16, 2014 minutes as written.

NEW BUSINESS: Jeb Bond asked if there was any news about the new Zoning Code. Lawrence Howard explained that it is in the works. A final draft will be released in the near future.

A MOTION was made by Gerry Burger and SECONDED by Jim Gifford and UNANIMOUSLY CARRIED to adjourn the meeting at 8:15 pm.

Respectfully Submitted:

Monica M. Hardy
Secretary, ZBA