

**Town of Sand Lake
Zoning Board of Appeals, (ZBA)
March 19, 2015**

The minutes, as follows, are intended to provide a general summary of the Agenda items and Public Hearings. 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 this meeting is on a digital voice recorder and available at the Town Hall.

CALL TO ORDER: Chairwoman Judy Breselor called the meeting to order at 7:04 pm stating that all members are present.

MEMBERS PRESENT: Chairwoman Judy Breselor
Scott Bendett
John Bond
Geraldine Burger
Jim Gifford
Lawrence Howard, Esq., ZBA Attorney

OTHERS PRESENT: Sand Lake Planner, Monica Ryan, Carmen Story, Richard Simpson, Dan Woodside, and Tyler Woodside.

RECORDING SECRETARY: Monica M. Hardy

AREA VARIANCE

| | | |
|--------------------------|-------------------|-----------------------|
| Richard and Carmen Story | Tax Map ID: | 158.4-5-22 |
| 3680 NY Route 43 | Property Address: | 1212 Burden Lake Road |
| West Sand Lake NY 12196 | | Averill Park NY 12018 |

Carmen Story appeared before the Board asking for two Area Variances, (a front yard and a rear yard/shoreline setback). The Story's would like to convert and existing garage into a single family dwelling. Carmen Story states at present the garage is a shell with no insulation, sewer, electric or heat. They are using the building for storage. The property is located on a 60' x 100' lot. A question is asked by John Bond if there is a well on the property. Mrs. Story states "no" they will have a well drilled. The well will be placed in front of the building. There is also discussion about parking. Carmen Story explains that on one side of the dwelling there is 25 ft. for parking. Judy Breselor, Gerry Burger and Jim Gifford did a site visit. Gerry Burger asks about any changes to the outside of the structure. Carmen Story states there will be no changes to the outside of

the building. The siding and deck will remain the same. They will only be changing the inside of the building.

Judy Breselor asked a question whether or not the Story's are in the 100 year floodplain. Carmen Story answers by saying she does not know she will look into it. Questions are asked about the island property. This property is also owed by Mr. & Mrs. Story and is used as a summer dwelling. Mr. Simpson, a neighbor located at 1216 Burden Lake Road, Averill Park approaches the bench and states he has no complaints or reservations about the conversion of the garage. He also states that there are no water quality problems. There was no further discussion from the public. Judy Breselor moved to close the public hearing at 7:22. This was seconded by Jim Gifford and unanimously carried. Gerry Burger moved that this application be listed as a Type II Action under SEQRA and will have no negative impact on the environment. This is seconded by John Bond and unanimously carried.

Judy Breselor moved to **APPROVE** the application for an Area Variance for a rear/shoreline setback. This is seconded by Jim Gifford and unanimously carried.

Judy Breselor moved to **APPROVE** the application for an Area Variance for a front yard setback. This is seconded by Gerry Burger and unanimously carried.

Scott Bendett mentions that he feels this will be an improvement to the character of the neighborhood. Gerry Burger agrees.

MINUTES - John Bond moved to approve the minutes as written. This is seconded by Jim Gifford and unanimously carried.

NEW BUSINESS - Scott Bendett suggests having workshops for upcoming applicants. Mr. Howard agrees. Monica Hardy mentions having all information for applicants sent by e-mail. All board members agree except for Gerry Burger. She would prefer the information be put in her mailbox.

ADJOURNMENT - Judy Breselor moved to adjourn the meeting at 7:45. This is seconded by Scott Bendett and unanimously carried.

Respectfully Submitted,

Monica M. Hardy

Secretary, ZBA