

Town of Sand Lake
Zoning Board of Appeals, (ZBA)
May 21, 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: Judy Breselor called the meeting to order at 7:00 pm stating that all members are present.

MEMBERS PRESENT: Chairwoman Judith Breselor, John Bond, Jim Gifford, Scott Bendett, Geraldine Burger, and Lawrence Howard, Town Attorney.

OTHERS PRESENT: Jerry and Mary June Roy, Monica Ryan, Coordinator of Community Planning, and Chairwoman Nancy Perry, Planning Board

RECORDING SECRETARY: Patrice Sweet, Planning Board Secretary (in the absence of Monica Hardy, ZBA Secretary)

AREA VARIANCE:

Jerry and Mary June Roy
24 Sheer Road
Averill Park NY 12018

Tax Map # 158.4-1-41

Judy Breselor opened the meeting stating that there are two applicants on the agenda. However, Ken Goewey came into the office today and withdrew his application in writing. The only application we will be hearing is for Jerry and Mary June Roy. The Roy's are asking for an Area Variance for a side yard setback of 5 feet to construct an addition on their single family home. Mary June Roy explained in detail that the addition is for her elderly parents, ages 91 and 92. They would like to open the existing kitchen with french doors, which would be wheelchair accessible. They are asking to build an additional bedroom measuring 14' 5" x 24'. The addition would be 14.5' from their neighbor's home.

They sat down with the neighbors, Chris and Becky Vanderbogart, who also received a notification letter from the town notifying them of the addition. The Vanderbogart's gave their approval and waived their rights to be at the hearing. Jim Gifford asked if the addition could be built on the back of the house. The Roy's answer was "no", they would have to take off their existing porch and there is a pond located behind their home. The Board also mentioned upstairs bedrooms. This would not work for Mary June's parents they could not walk upstairs because of their age. John Bond asked if it was feasible to go 12' 5" or so. This would not work; their furniture would not fit in a smaller room.

Judy Breselor opened the public hearing at 7:10. Being there was no one in attendance; Judy moved to close the public hearing at 7:11. This is seconded by Jim Gifford and unanimously carried. Judy Breselor 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 Scott Bendett and unanimously carried.

Judy Breselor moved to **APPROVE** this application for an Area Variance for a side yard setback. This is seconded by Scott Bendett and unanimously carried.

MINUTES – A motion was made by John Bond and seconded by Jim Gifford and unanimously carried to approve the November 20, 2014 minutes as written. A motion was made by Jim Gifford and seconded by John Bond and unanimously carried to approve the March 19, 2015 minutes as written.

NEW BUSINESS – The new Zoning Code is almost finished. It will be distributed to the Board members for comments.

ADJOURNMENT – Judy Breselor moved to adjourn the meeting at 7:25. This is seconded by Jim Gifford and unanimously carried.

Respectively Submitted,

Monica M. Hardy
Secretary, ZBA

