

**Town of Sand Lake
Zoning Board of Appeals, (ZBA)
September 17, 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 7:00 pm stating that all members are present.

MEMBERS PRESENT: Chairwoman Judy Breselor
Scott Bendett
Geraldine Burger
Melissa Toni
Lawrence Howard, Esq., ZBA Attorney

OTHERS PRESENT: Charles and Joanne Connelly

RECORDING SECRETARY: Monica M. Hardy

AREA VARIANCE

Charles and Joanne Connelly
57 Connelly Way
Averill Park NY, 12018

Tax Map ID: 159.4-4-5.1

Charles and Joanne Connelly appeared before the Board asking for an Area Variance to construct a 24' x 36' garage with a 12' x 36' carport in their front yard. The Connelly's explained that they have a tow truck and they maintain the road in the winter. They also have a truck, car and a boat that they would like to put in the garage and carport. They explained that the garage would be 144' from the shoreline so it is not within the Scenic Preservation Area. This structure is proposed to be 82' from the front lot line with side yard setbacks of 6' and 9'. The Connolly's would meet the Town's Zoning Ordinance requirements for a front yard setback for a principal structure (which is 75' from the centerline of the road) and would meet the side yard setback for a structure on an undersized lot of record, which is 5' per side. Judy Breselor did a site visit.

Judy Breselor opened the public hearing at 7:10. There was no one in attendance. Judy then read two letters from neighbors, Mr. Reichard and Mr. Northrup for the record. Judy closed the public hearing at 7:15.

This application was brought before the Planning Board and they gave a positive recommendation on September 16, 2015.

A motion was made by Scott Bendett and seconded by Gerry Burger and unanimously carried that this be listed as a Type II Action under SEQRA and will have no negative impact on the environment.

A motion was made by Judy Breselor and seconded by Scott Bendett and unanimously carried to **APPROVE** the application for an Area Variance to locate an accessory structure in the front yard.

MINUTES – The August 20, 2015 minutes will be addressed at the October 22, 2015 meeting.

ADJOURNMENT – A motion was made by Judy and seconded by Scott Bendett and unanimously carried to adjourn the meeting at 7:45.

Respectfully Submitted,

Monica M. Hardy
Secretary, ZBA

