

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, FEBRUARY 21, 2013 - 7:00 PM

NEW BUSINESS

- 1.) The application of Timothy Shadders and Peter Kimmes, owners, for two area variances at 44 Lakeside Boulevard. The applicants have placed a shed in their front yard and are now requesting to relocate the shed further east to have a front setback of five feet and a side setback from the northerly property line of 7.3 feet. Applicants are requesting relief from Town Zoning schedule 1 which requires a 25 feet front setback and a ten feet side setback from property lines. This property is currently zoned Waterfront Residential (WF).
- 2.) The application of Edith Schneider, owner, for an expansion of a non-conforming structure in accordance with Town Zoning Article 12, subsection 165-91 at 8 Ampor Beach. The home is considered non-conforming because it does not conform to current zoning regulations. The setback distance from the easterly property line is less than the required ten feet. Applicant is proposing a 5.67 feet by 27 feet addition on the second floor. The setback from the westerly property line will remain 21.2 feet. This property is currently zoned Waterfront Residential (WF).
- 3.) The application of Amy Bianchi, owner, for an expansion of a non-conforming structure in accordance with Town Zoning Article 12, subsection 165-91 at 151 Ferguson Drive. The home is considered non-conforming because it does not conform to current zoning regulations. The setback distance from the easterly property line is less than the required 40 feet. The applicant is proposing an addition with a front setback of 12 feet from the road right-of-way and is requesting relief from Town Zoning schedule 1 which requires a 40 feet front setback. This property is currently zoned Waterfront Residential (WF).
- 4.) The application of Joseph Selvaggio, owner, for a use variance and area variance at 765 Burritt Road. The applicant has started construction of an apartment above an accessory storage building and is requesting a use variance for the apartment and an area variance to increase the square feet of the accessory structure to 3,102 square feet. Town Zoning Article 5, subchapter 165-31.B limits the permitted principal uses to one single family dwelling and customary agricultural operations. Subchapter 165-31.C.2 states in part that the total area of all accessory structures associated with a single family residence shall not exceed 2,000 square feet. This property is currently zoned Agricultural/Conservation (AC).
- 5.) The application of Dannic Holdings, LLC for four area variances at 5049 Ridge Road West. Applicants are proposing to erect two free standing signs. The first sign will be 76 square feet in area and 28 feet above the ground. The second sign will be 41 square feet in area and 21 feet above the ground. They are also proposing three building mounted signs comprising of 99 square feet in area. The total area of signage is proposed to be 216 square feet. Applicants are requesting relief from Town Zoning Article 14, subsection 165-113.B which limits this business to one building mounted sign, one 32 square feet free standing sign not to exceed 16 feet above ground and a total sign area of 150 square feet. This property is currently zoned Highway Commercial (HC).

6.) The application of Brian & Josephine Stewart, owners, for an expansion of a non-conforming structure at 736 Parma Center Road. The home is considered non-conforming because it does not conform to current zoning regulations. The setback distance from the front property line is less than 75 feet. The applicants are proposing to construct an 8 feet by 32 feet front porch with a setback of 38 feet from the road right-of-way and are requesting relief from Town Zoning schedule 1 which requires a 75 feet front setback. This property is currently zoned Agricultural/Conservation (AC).

FOR ADDITIONAL INFORMATION APPLICATIONS/FOLDERS CAN BE REVIEWED IN THE BUILDING DEPT.