

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, MAY 16, 2013 - 7:00 PM

TABLED FROM THE MARCH 21, 2013 MEETING

1.) The application of Joseph Selvaggio, owner, for a Special Permit and two area variances at 765 Burritt Road. The applicant is requesting an interpretation of the Building Department's decision that a use variance is required for an apartment over an existing pole barn for his elderly parents. The applicant is requesting a Special Permit for an accessory apartment in accordance with Town Zoning Article 9, subsection 165-76. The applicant is planning to have the 1,122 square feet accessory apartment above the existing pole barn and is requesting relief from 165-76.E which limits the accessory apartment to 752 square feet and 176-76.A which states in part that the accessory apartment be within the same structure as the occupants of the principal residence. This property is currently zoned Agricultural/Conservation (AC).

NEW BUSINESS

2.) The application of Susan Ras, owner, for a Special Permit at 5520 Ridge Road West. The owner is proposing to display and sell automobiles in accordance with Town Zoning Article 9, subsection 165-78. This property is currently zoned Highway Commercial (HC) which allows this use with a Special Permit and site plan approval. The owner is also requesting an area variance for the existing building that is set back 97.7 feet from Ridge Road West. Town Zoning schedule 1 requires a minimum front setback of 100 feet.

3.) The application of Shane Pfeffer, owner, for a Special Permit at 420 Moul Road. The owner is proposing to operate a home business for the sale and transfer of firearms. This property is currently zoned Agricultural/Conservation (AC) which allows Home Businesses with a Special Permit in accordance with Town Zoning Article 9, subsection 165-79.1.

4.) The application of Matthew & Shauna Smith, owners, for an area variance at 2 Fallwood Terrace. Applicants are proposing to construct an accessory storage shed in the rear yard with a side setback of five feet from the westerly property line. Applicants are requesting relief from Town Zoning schedule 1 which requires a minimum side set back of ten feet. This property is currently zoned Medium Density Residential (MD).

5.) Readvertisement of area variances for property located at 69 Dean Road. Area variances were approved after a public hearing was held in 2012 for a storage structure and privacy fence with a 4.3 feet setback and a garage addition with a nine feet setback. All requests were for side setback relief from the southerly property line for these existing structures. An updated Instrument Survey shows that the storage structure and privacy fence are set back three feet and the garage addition is setback 8.74 feet from the southerly property line. This property is currently zoned Rural Residential (RR).

SPECIAL PERMIT RENEWALS

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