

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, OCTOBER 17, 2013 - 7:00 PM

TABLED FROM THE AUGUST 15, 2013 MEETING

1.) The application of Joseph Selvaggio, owner, for two area variances and a Special Permit at 765 Burritt Road. The applicant has added a second floor to the existing pole barn increasing the area of the accessory structure to 3,036 square feet and is proposing to construct a 1,056 square foot accessory apartment on the second floor. The applicant is requesting relief from Town Zoning Article 5, subsection 165-31.C.2 which limits the area for accessory structures to 2,000 square feet and Article 9, subsection 165-76.E which limits an accessory apartment on this property to 560 square feet. Accessory apartments are allowed in this district with a Special Permit. This property is currently zoned Agricultural/Conservation (AC).

TABLED FROM THE SEPTEMBER 19, 2013 MEETING

2.) The application of Eric and Jodi DeMarte, owners, for three area variances at 120 North Avenue. Applicants are proposing to construct a 400 square foot shed and a 2,400 square foot pole barn, The pole barn is proposed to be set back five feet from the southerly property line. Applicants are requesting relief from Town Zoning Article 5, subsection 165-31.C.2 which limits the total area of all accessory structures to 2,000 square feet, Article 10, subsection 165-82.C.3 which states in part that all detached accessory buildings shall be located in the rear yard. This property is a corner lot and is considered to have two front yards, two side yards and no rear yard and Zoning Schedule 1 which requires a side setback of 25 feet. This property is currently zoned Agricultural/Conservation (AC).

NEW BUSINESS

3.) The application of Timothy Case, owner, for two area variances at 765 East Avenue. The applicant is proposing to construct a 3,072 square foot pole barn with a wall height of 14 feet and is requesting relief from Town Zoning Article 5, subsection 165-34.C.2 which limits the total area of all accessory structures to 400 square feet and Article 10, subsection 165-82.C.2 which limits the wall height of detached accessory structures to 12 feet. This property is currently zoned High Density Residential (HD).

4.) The application of David and Laurie Maggio, owners, for three area variances at 638 Peck Road. Applicants have constructed a shed in the rear yard after obtaining a Building Permit. The shed is setback six feet from the rear property line and applicants are requesting relief from Town Zoning schedule 1 which requires a 25 feet setback from the rear property line. Applicants are also requesting that the shed constructed in the front yard at a front setback of 7.5 feet and a side setback of 15.5 feet by the previous owners without a Building Permit be allowed to remain in place. They are requesting relief from Town Zoning Article 10, subsection 165-82.C.3 which states in part that all detached accessory buildings shall be located in the rear yard and Article 11, subsection 165-87.A which requires a 16 feet side setback. This property is currently zoned Agricultural/Conservation (AC).

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