

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, DECEMBER 19, 2013 - 7:00 PM

TABLED FROM THE NOVEMBER 21, 2013 MEETING

1.) The application of R2F2, Inc., owner, for two area variances at 5570 Ridge Road West. The applicant is proposing an addition onto the existing back building with a side setback of 10 feet, 6 inches from the easterly property line and a front setback of 99 feet, 6 inches from the road right-of-way. The applicant is requesting relief from Town Zoning schedule 1 which requires a 20 feet side setback and a 100 feet setback from the road right-of-way. This property is currently zoned Highway Commercial (HC).

NEW BUSINESS

2.) The application of Daniel Wegman, owner, for area variances at 68 Lake Side Blvd. Applicant is proposing a 303 square feet addition to the west side of the existing barn that will be setback 4 feet from the northerly property line, 6 feet from the southerly property line and 2.5 feet from the westerly (rear) property line. The proposed addition will increase the storage area on this lot to 2,314 square feet and increase the lot coverage to 44 percent. Applicant is requesting relief from Town Zoning Article 5, subsection 165-35.C.2 which limits accessory storage area to 400 square feet and schedule 1 which requires side and rear setbacks of 10 feet from property lines and limits maximum lot coverage to 30 percent. This property is currently zoned Waterfront Residential (WF).

3.) The application of Stephen Cudzilo, contract vendee, for an area variance at 99 Moul Road. Applicant is proposing to use an existing barn as a stable area for horses and is requesting relief from Town Zoning Article 10, subsection 165-82.CC.3 which requires a stable to be setback 100 feet from the northerly property line. The existing barn is set back 45 feet from the northerly property line. This property is currently zoned Rural Residential (RR).

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