

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, JUNE 19, 2014 - 7:00 PM

TABLED FROM THE MAY 15, 2014 MEETING

- 1.) The application of PAVS, LLC, owner, for a use variance at 4704 Ridge Road West. The applicant is requesting to use the property for open storage of unlicensed vehicles and is requesting relief from Town Zoning Article 5, subsection 165-32 which does not list open storage of unlicensed vehicles as an allowed use. This property is currently zoned Rural Residential (RR).

NEW BUSINESS

- 2.) The application of Christian & Moreen Payment, owners, for two area variances at 628 Peck Road. The applicants are proposing to construct a 20' x 30' pole barn in the front yard with a setback of 60 feet from Peck Road. Applicants are requesting relief from Town Zoning Article X, subsection 165-82.C.3 which states in part that all accessory buildings shall be located in the rear yard. This lot is a corner lot which, by definition, has two front yards, two side yards and no rear yard. They are also requesting relief from Town Zoning Article XVIII, Zoning Schedule 1 which states in part that there shall be a minimum front setback of not less than 75 feet from all state or county highways. This property is currently zoned Agricultural/Conservation (AC).
- 3.) The application of Ruth Landry, owner, for an area variance at 1145 Hilton Parma Corners Road. The applicant is proposing an 8' x 15' front addition to her home with a front setback of 68' from Hilton Parma Corners Road and is requesting relief from Town Zoning Article XVIII, Zoning Schedule 1 which states in part that there shall be a minimum front setback of not less than 75 feet from all state or county highways. This property is currently zoned Agricultural/Conservation (AC).
- 4.) The application of Eric & Janet VandenBerg, owners, for an area variance at 455 Huffer Road. The applicants are proposing to construct a 24' x 24' barn in the rear yard with a side setback of 10 feet from the east property line and are requesting relief from Town Zoning Article XI, subsection 165-87.A.1 which requires a minimum side yard setback of 10% of the lot width which, in this case, is 16 feet. This property is currently zoned Agricultural/Conservation (AC).

CONTINUING BUSINESS

- 5.) The application of DB Properties LLC, owner, for an appeal at 4742 Ridge Road West. Pursuant to Town Zoning Article 4, Subsection 165-19.B.1 which states in part that the Zoning Board of Appeals shall hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative officer or body in enforcement of this chapter. The Building Department has determined that numerous mobile/manufactured homes and other structures on the property have been vacant for over six months. In accordance with Town Code Article 10, subsection 165-82.V, the structures have lost their Certificates of Occupancy and have been posted Not to Be Occupied. Pursuant to Town Code Section 24-6.3 (Stop Work Orders), a stop work order was posted on B-24 for working without a permit. The applicant has asked for an interpretation of the Town's Zoning as it applies to this property. This property is currently zoned General Commercial (GC).

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