

AGENDA - ZONING BOARD OF APPEALS
MEETING OF THURSDAY, OCTOBER 16, 2014 - 7:00 PM

TABLED FROM THE SEPTEMBER 18, 2014 MEETING

- 1.) The application of Ronald J. Cotropia, owner for an area variance at 214 Huffer Road. The applicant is seeking relief from Town Zoning Article V, Subsection 165-32.E.1, Schedule 1 which states in part that the minimum lot width is to be 260 feet. The proposed lot will be 250.03 feet in width. This property is currently zoned Rural Residential (RR). This application has been tabled until the November 20, 2014 meeting.
- 2.) The application of PAVS, LLC, owner, for a Special Permit at 4704 Ridge Road West. The applicant is seeking a special permitted use in accordance with Article IX, subsection 165-63 which states that the Zoning Board of Appeals may approve a permit for a public or private golf course within a Rural Residential (RR) district.

NEW BUSINESS

- 3.) The application of Bradley Smith, owner, for an area variance at 155 Ferguson Drive. The applicant is seeking a setback of 8.1 feet from the side property line for an existing accessory building. The applicant is asking relief from Town Zoning Article V, subsection 165-35.E.1, schedule 1 which states the minimum side setback of an accessory building is 25 feet. This property is currently zoned Waterfront Residential (WF).
- 4.) The application of Robyn & Carma Mason, owners, for a Special Permit at 4838 Ridge Road West. The applicants currently have 8 dogs on this property that are being housed in a camper that has been converted to a dog kennel and are requesting a Special Permit in accordance with Town Zoning Article 10, subsection 165.82.AA.3. A Special Permit is required to have more than three dogs on a property. This property is currently zoned Rural Residential (RR).
- 5.) The application of David & Margaret Farrell, owners, for an area variance at 482 Peck Road. The applicants are proposing to construct a garage addition with a side setback of 4.2 feet and are seeking relief from Town Zoning Article XI, subsection 165-87.A.1 which states, in part, that the minimum side yard setback shall be equal to 10% of the lot width which, in this case, is 10 feet. This property is currently zoned Agricultural/Conservation (AC).

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