

**AGENDA - ZONING BOARD OF APPEALS**  
**MEETING OF THURSDAY, JULY 23, 2015 - 7:00 PM**

**NEW BUSINESS**

- 1) The application of Clayton Weddington, owner, for an area variance at 510 Peck Road. The applicant is proposing to construct a 25' x 29' garage with a 5' side setback from the west property line and a 5' setback from the rear property line. The applicant is requesting relief from Town Zoning Article XI, subsections 165-87.A.1 and .2 which state in part that the minimum side and rear setback shall not be less than 10 feet. This property is currently zoned Agricultural/Conservation (AC).
  
- 2) The application of Marjorie Collins, owner, for an area variance at 153 Moul Road. The applicant is proposing to construct an 8' x 10' shed in the side yard with a front and side setback of 10 feet. The applicant is 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. The applicant is also requesting relief from Town Zoning Article XI, subsections 165-87.A.1 and .2 which state in part that the minimum side and rear yard setback shall be no less than 10% of the lot depth and width which, in this case, is 15 feet. This property is currently zoned Rural Residential (RR).
  
- 3) The application of Stephen & Stacey Cudzilo, contract vendees, for an area variance at 135 Lighthouse Road. The applicants are proposing to use an existing 1,372 square feet structure with a one foot side setback as a stable for horses. The applicants are requesting relief from Town Zoning Article X, subsection 165-82.CC.3 which states in part that any stable shall be set back at least 100 feet from any side boundary line. This property is currently zoned Rural Residential (RR).

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