

**AGENDA - ZONING BOARD OF APPEALS**  
**MEETING OF THURSDAY, MAY 16, 2019 - 7:00 PM**

**TABLED FROM THE APRIL 18, 2019 MEETING**

- 1) The application of Craig & Patricia Henry, owners, for 3 area variances at 56 Hill Road. The applicants are proposing to construct a 1,421 square foot pole barn, which includes a 200 square foot loft area, with a wall height of 14 feet, 7.5 feet from the side property line. This property currently has a 145 square foot accessory building which would bring the total square footage of accessory structures on the property to 1,566 square feet. They are requesting relief from 1) Town Zoning Article V, subsection 165-32.C.2 which limits the total area of accessory structures to 1,500 square feet, 2) Town Zoning Article X, subsection 165-82.C.2 which limits the wall height to 12 feet and 3) Town Zoning Schedule 1 which states that the side setback for an accessory structure shall be 10% of the lot width which, in this case, is 15 feet. This property is currently zoned Rural Residential (RR).

**NEW BUSINESS**

- 2) The application of Joseph Mauro, owner, for an area variance at 25 Winding Country Lane. The applicant is proposing to construct a 16' x 20' addition to the north side of the garage with a front setback of 57 feet and is requesting relief from Town Zoning, schedule 1 which states that the front setback from a town road is to be 60 feet. This property is currently zoned Medium Density Residential.
- 3) The application of Nancy Krewer, owner, for an area variance and a Special Permit for an accessory apartment at 212 Burritt Road. The applicant is proposing to construct an 860 square foot accessory apartment at the rear of the existing home and is requesting relief from Town Zoning Article 9, subsection 165-76.D which limits the apartment area to no more than 35% of the existing home's floor area which, in this case, would be 641 square feet. An accessory apartment is allowed with a Special Permit. This property is currently zoned Rural Residential (RR).

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