

ZBA
November 21, 2013

TOWN OF NEWSTEAD - ZONING BOARD MINUTES
Newstead Town Hall, 5 Clarence Ctr. Rd, Akron, NY
November 21, 2013

MEMBERS

PRESENT: Bill Kaufman, Chairman
John Klodzinski
Adam Burg
Harold Finger
Alternate: Cheryl Esposito
Fred Pask
Absent: Corky Keppler
Other: Julie Brady, Recording Secretary

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| OFFICIAL 5/22/14 |
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Meeting was called to order at 6:00pm followed by the pledge to the flag.

Julie read the legal notice for the variance request as follows:

Area variance request to construct an attached garage, being only six (6) feet from the side lot line. The request for a four (4) foot variance reduces the required ten (10) foot side setback CODE 450-15 E (2)(a). PROPERTY LOCATION: 5639 Cummings Rd., Town of Newstead. Owned by Paul & Shirley Meerboth.

Bill K. read the area variance criteria and opened the public hearing for comments.

Paul Meerboth, 5639 Cummings Rd., Akron, NY, owner of said property. Mr. Meerboth would like to demolish an old detached garage and build an attached two car garage.

Kenneth Meerboth, 2077 Town Line rd., Alden, NY, owner's brother and contractor stated that because of the narrow lots and the positioning of the existing home, the attached garage would be 6 feet 2 inches from the back corner of the garage instead of the 10 feet requirement. The front corner would be about 9 feet 7 inches from the lot line.

Bill K. asked if the existing garage is on the same footprint as where he intends to build.

Ken M. stated that it would not be on the same footprint as this would be an attached garage and the detached garage was further away from the house in the backyard.

Bill K. asked three times if there were any other comments. No written comments were received. Hearing no other public comments, motion was made by Harold F. to close the public hearing, seconded by Adam B. All Ayes.

Harold F. asked how close is the closest neighbor?

Paul M. stated that the neighbor's garage is about 10 feet from their lot line.

Cheryl E. confirmed that it would be garage next to garage. She also asked if there would be enough space on the other side of the house to put the garage.

Paul M. said no because the lots are smaller. There is an existing family room with a door that will connect to a laundry/mudroom as part of the attached garage addition.

John K. asked if there were any neighbor comments.

Paul M. stated that he spoke to his neighbor, Glen Wheeler. Mr. Wheeler said that he had no problem with it. Paul mentioned that it will actually improve the look of the neighborhood because the garage in the backyard is in really bad shape.

Scott Zitzka from the Newstead Fire Co. was going to inspect the property. No comment was received.

The ZBA discussed the request.

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Motion to approve the variance request was made by Adam B. seconded by John K.

Bill K – Yes; Adam B – Yes; John K – Yes; Harold F. – Yes; Cheryl E. - Yes

All Ayes. **Variance Approved.**

Bill K. noted to Paul M. that the variance was good for one year from this date. If building does not begin within one year, he will need to reapply for a new variance.

The Zoning Board reviewed the minutes from June 27, 2013. John K. motioned to accept the minutes as read, seconded by Adam B. All Ayes in favor to accept said minutes.

Motion was made by Harold F. to adjourn the meeting at 6:21pm. Seconded by John K., All Ayes.

Respectfully submitted,
Julie Brady, Recording Clerk