

2/17/2014 Minutes
Robert and Susan Pagano
Minutes approved 7/7/2014

The meeting was called to order at 6:30 pm by Chairman Barto. Attendance was taken by Roll Call:

Pete Keefer here
Ford Knight absent
Steve Barto, Chairman here
Julie Thompson here
Mike Cleere here

Mike Cleere motioned with a second from Pete Keefer to approve the minutes from 8/14/2013/William Warner, as written. Vote: 4/0

Mike Cleere motioned with a second from Julie Thompson to open the public hearing at 6:31 pm Vote: 4/0

Architect, Guy Donahoe, took the floor. He proceeded to give some history on the home, built in the 1940's, the existing 2 car garage is used only when a storm is coming because it is very small. They want to improve on the ease of storing vehicles and have storage, and locating the new garage consistent with the level of the house. Mr. Donahoe noted that the driveway to the left is close to the neighbor's property. Neighbor, Mrs. Edgar from across the street, had no objections to the garage. She just wanted information. Guy Donahoe passed out a picture, which is now part of the file. The problem with relocating the garage and the need to relocate the driveway is that the driveway pitches toward the house. Storm water comes down the drive (to a catch basin.) There will be 10 feet between the new garage and the existing garage. It was also noted that the open field contains the septic system. View of the lake was mentioned. Guy Donahoe stated that being built between the current building and the road will have little affect on the view. He passed out a 3D survey showing the shoulder of the road to the home, and there is no lake view. When the leaves are off he trees, it does open up somewhat. Neighbor, Mrs. Edgar, confirmed that you do not see the lake.

Julie Thompson motioned with a second from Pete Keefer to close the public hearing at 6:44 pm. Vote 4/0

Mike Cleere motioned with a second from Julie Thompson to discuss and consider the application. Vote 4/0

Chairman Barto noted that they received the letter from the County, which has been designated as Attachment #1. He summarized by saying it mentioned a scenic highway view and it asks for a lot on a 25' setback. Chairman Barto agrees that it is a scenic highway and wants to preserve the beauty, but it is not an issue here. Existing trees block the view. But does agree that the setback request is too much, about 76%.

Mike Cleere asked if there was a different way to lay it out. Mr. Donahoe explained that they are at a great risk of saving the existing staircase, parking, and driveway where the watershed pitches down toward the building. He wants to leave the open area between the buildings. He wants to leave that squared-up proposal to the highway setback. If the building is rotated, he doesn't know if it would cause to ask for less. It may be pitch out to the view.

Chairman Barto advised that it is still too much, and needs to be cut back. Mr. Donahoe came up with an alternative plan. Instead of a third full bay which comes out 12 feet, they can push it back to 6 feet, essentially a 2 ½ car garage, for an 11.61 foot setback. He explained that the new garage can not come closer to the house due to the existing drainage. He will be adding some new drainage. He would like to keep a gap between the buildings but doesn't want to manage the drainage entirely through the catch basin.

Criteria for an Area Variance

- a. Will there be an undesirable change in the character of the neighborhood or a detriment to the nearby properties?

All Zoning Board of Appeals members in attendance said no.

- b. Can the applicant achieve the benefit by some method, feasible for the applicant to pursue, other than an area variance?

All Zoning Board of Appeals members in attendance said no.

- c. Is the alternative presented for the area variance requested substantial?

All Zoning Board of Appeals members in attendance said no.

- d. Will the variance have an adverse affect on the physical and environmental condition of the neighborhood?

All Zoning Board of Appeals members in attendance said no.

- e. Is this a self-created difficulty?

All Zoning Board of Appeals members in attendance said no.

Mike Cleere motioned with a second from Julie Thompson to approve the alternative plan for a 2 ½ car garage where the 18.39' variance request has been reduced to a 13.39' variance request, allowing for an 11.61' setback.

Roll call vote:

Pete Keefer yes

Ford Knight absent

Chairman Barto yes

Julie Thompson yes

Mike Cleere yes

Mike Cleere motioned with a second from Julie Thompson to adjourn at 7:16 pm.

Vote: 4/0

Respectfully submitted,

Susan Hensel

ZBA Clerk