

Barry and Maria Scott
3347 State Route 89, Canoga Island
Tax Map 08-1-45
September 14, 2015
6:30 pm

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

Present: Ford Knight
Joanne Moll - alternate
Steve Barto

Absent: Pete Keefer
Mike Cleere

Julie Thompson joined the meeting in progress at 6:32 pm.

Joanne Moll motioned with a second from Ford Knight to approve the August 17, 2015 minutes as written. So moved.

Chairman Barto motioned with a second from Joanne Moll to open the public hearing at 6:31 pm.

Mrs. Scott began by explaining her application process which started last fall with the Planning Board. She was told she needed a variance to go beyond the existing footprint. Mrs. Scott continued by describing the 6' x 12' addition, referring to pictures that are part of the application file, explaining the need to walk through the other bedroom to get to the bathroom. Ford Knight asked if the entire cottage was on piers. Mrs. Scott said yes.

Ford Knight motioned with a second from Joanne Moll to close the public hearing at 6:39 pm. So moved.

Joanne Moll motioned with a second from Ford Knight to discuss and consider the application. So moved.

Ford Knight asked if they were about the same size as other cottages and camps and the reply was yes. Chairman Barto noted that it is a non-conforming lot, if granted would only give a minimum amount. They are requesting a minimum amount. There is no further encroachment, squaring out the back end, with the setback still being 20'. Ford Knight added that this is not a significant issue.

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. It is not that significant.

- 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 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.

Julie Thompson motioned with a second from Joanne Moll to act on the application. A Roll Call vote was taken where a yes means the variance is granted and a no means it is denied.

Ford Knight	Yes
Julie Thompson	Yes
Joanne Moll	Yes
Steve Barto	Yes

The variance is approved with one year from today's date to complete, or get extension.

Julie Thompson motioned with a second from Joanne Moll to adjourn at 6:52 pm.
So moved.

Respectfully Submitted,

Susan Hensel
ZBA Clerk