
ZBA Members Present:
Daniel Persing, Chairperson
Stephen Day
Adrian Ooms
Christie Ellis
Chris Spencer

Public Present:
Dominic & Anita Gerace
David Ross

The meeting was called to order at 7:07 PM and the Pledge of Allegiance was recited.

Motion to approve the May meeting minutes as written, made by Mr. Ooms, seconded by Mr. Day, all in favor, motion carried.

New Business:

An Application for an Area Variance from Dominic & Anita Gerace located at 89 Electric Park Rd., Tax ID#24.5-1-12, to allow a deck that does not meet rear-yard setbacks.

Chairman Persing explains that the first steps the Board has to take is to determine if the application is complete. Ms. Gerace explains that the yard slopes too much to do outdoor tables and chairs so they want to build a deck by the water and shows where it would be on the maps. Mr. Day asks if it is going to be above the retaining walls, Ms. Gerace states it will be and it will not be disturbing them either. Ms. Gerace adds that there are others in the neighborhood right on the water line and their next door neighbor's deck is 30" from the property line. Chairman Persing asks them to email the pictures of these to show this. Mr. Day asks if the wood steps will remain, Ms. Gerace states everything there now will remain. Chairman Persing states the retaining wall looks as though it extends past the property line, so they need to look into that as well as find out if there is a lake association or who owns the lake. Mr. Gerace adds that the deck would be anchored into the ground, and Ms. Gerace states the retaining walls were just for landscaping. Ms. Ellis states she would like to see the similar properties and Mr. Lyons states they need this documentation for the records. Ms. Ellis states she would like to know what the height of the deck will be off the ground, Ms. Gerace states she will have to get that measurement. Chairman Persing adds they also need the location of the well and septic shown on the map. Mr. Lyons suggests the Board do a site visit.

A motion to deem the Application complete and schedule the Public Hearing for July 25, 2019 contingent on the receipt of photos depicting the characteristics of the neighborhood, the owner of the Lake provided and the elevation height of the deck was made by Mr. Spencer with a second from Ms. Ellis, all in favor motion carried.

A motion to deem the Application as a Type II Action was made by Ms. Ellis with a second from Mr. Spencer, all in favor motion carried.

Old Business:

An Application for an Area Variance from David Ross & Donna Curnow located at 240 Sutherland Rd., Tax ID#24.-1-26, to allow a two-car garage that does not meet front yard set-backs.

Chairman Persing states this is a continuation from last month, the Board had asked for some additional information. Mr. Day states they needed a clarification on the measurements from the center and edge of the road, Chairman Persing states the set-back is 50ft from the edge of the road and 75ft from the center of the road. Mr. Ross states if he moved the garage it would be too close to the house and would be difficult to turn into it. Chairman Persing states the actual variance is going to be from the 75ft from the center of the road, Mr. Ross states the garage is 45ft from the center of the road and he supplied a photo of the neighbor across the street that has a barn 20ft from the edge of the road.

A motion to deem the Application complete and schedule the Public Hearing for July 25, 2019 was made by Mr. Day with a second from Ms. Ellis, all in favor motion carried.

A motion to deem the Application as a Type II Action was made by Mr. Spencer with a second from Ms. Ellis, all in favor motion carried.

An Application for a Special Use Permit from NYSP located at 488 State Route 295, Tax ID#56.1-51.122, to build a barracks facility.

Chairman Persing states they have added the well and septic on the maps. Ms. Garrison adds that the ZBA has been invited to attend the Planning Board Meeting on July 9th.

A motion to deem the Application complete and schedule the Public Hearing for July 25, 2019 was made by Mr. Ooms with a second from Mr. Spencer, all in favor motion carried.

A motion to adjourn the meeting was made by Mr. Day with a second from Mr. Spencer and the meeting adjourned at 8:58 PM.

Daniel Persing, ZBA Chairman
July 2nd, 2019

Respectfully submitted by
Erin Reis, ZBA Clerk