

**TOWN OF WINDSOR
ZONING BOARD OF APPEALS**

PUBLIC HEARING MINUTES

DATE: August 20, 2014

TIME: 8:00 P.M.

LOCATION: Windsor Town Hall

BOARD MEMBERS PRESENT: Mahlon Guernsey, Chairman
Heather Gordon, Secretary
David Kohlbach
Lisa Goetz

HEARING NUMBER/ APPLICANT: Public Hearing # 2-2014 / Ruth Ann Stanton

RE: Stanton application for an area variance from Article IV Section 93-19 of the Town Zoning Ordinance. Ms. Stanton requests the area variance to build an addition onto an existing cottage located at 408 Beaver Lake Road, Windsor.

HEARING:

At a hearing of the Town of Windsor Zoning Board of Appeals on August 20, 2014, the above referenced request for an area variance was considered pursuant to the Town Zoning Ordinance.

Chairman Guernsey opened the hearing at 7:59 P.M. and entered into the minutes the following: Affidavit of Publication in the official newspaper, Affidavit of posting of the notice on the bulletin board in the Town Hall and Affidavit of mailing the notice of the hearing to all neighboring property owners within 500 feet. A 239 form was not required in this case. SEQR was also not required in this case.

Chairman Guernsey reviewed the hearing procedures to those in attendance, and swore in the attendees as a whole. He described the specifics of the area variance application. Code Enforcement Officer David Brown was in attendance at the hearing and explained that he denied the building permit for the addition due to the building lot not meeting the required lot area of no less than 14,000 square feet and width no less than 90 feet, as specified in the Town Zoning Ordinance. Mr. Brown stated that the proposed addition would meet setback requirements. Those in attendance who spoke for or against the use variance will be identified in these minutes under the appropriate headings.

In Support:

Applicant Ruth Ann Stanton spoke on her own behalf regarding her application for an area variance. Ms. Stanton explained that now that she is retired, she would like to spend more time at the cottage during the summer and perhaps a few weekends in the winter. However, the cottage is very small and she would like to build the addition to accommodate her family coming for visits, as well as for a washer and dryer. Ms. Stanton stated that the addition would be lower than the existing cottage, so it would not block any existing views and would be built with all new materials. She added that a new sewage aeration system has already been installed and approved by Broome County.

The Zoning Board received a letter on August 14, 2014 from Michael Padula who identified himself as a member of Windsor 54 LLC, which owns property at 407 Beaver Lake Road, Windsor. Mr. Padula expressed his support of Ms. Stanton's request for an area variance.

In Opposition:

No one spoke in opposition to the area variance.

Some Windsor property owners were in attendance to ask questions about the proposed addition to the cottage. Rees and Kathy Munro who own a cottage at 410 Beaver Lake Road asked where the proposed addition would be put on the existing cottage. They were informed that the proposed addition would be built onto the side of the cottage which faces Beaver Lake Road. The Munro's also asked if the current right of way to the lake which is on Ms. Stanton's property would be impacted, and they were told that there would be no impact to the right of way. John Jurkiw who lives at 239 Beaver Lake Circle asked what the size of the proposed addition would be and if the addition would meet setback requirements. Mr. Jurkiw was informed that the proposed addition would be 24 X 24 and would meet setback requirements. Mr. Jurkiw also asked about plans for parking at the cottage, and he was told that the parking accommodations at the cottage would remain the same.

CLOSING:

Chairman Guernsey closed the hearing at 8:21 P.M. The Zoning Board of Appeals will meet again on September 17, 2014 at 7:30 P.M. to consider the application and testimony of those in support of and opposed to the area variance, and expect to make a decision on the application at that time. Ms. Stanton will receive written notice of the decision of the Zoning Board within 60 days of this hearing.

Respectfully Submitted,
Heather Gordon, Secretary