

TOWN OF NEWSTEAD
ZONING BOARD OF APPEALS
MINUTES of January 21, 2003

Present: David Wakeman
Ike Cummings
Scott Chaffee

Rebecca Baker, Zoning Officer
Christine Falkowski, Recording Secretary
Paul Griffin

Ike Cummings called the meeting to order at 7:31 PM and led the Pledge of Allegiance to the American flag.

The meeting was opened to hear comments for or against the request for an area variance to build a ranch house 48 feet from the road vs. the required 65 feet, located north of 6993 Maple Road, owned by Heidi Meides-Judge. The public hearing took place in December. Where is the proposed building location on the lot? Centered? Could it be situated more southerly on the lot? When do they plan to begin building? Perhaps a 24' deep home could have a 22' basement, with a 2' overhang....customized? Why did they choose this particular 370' of frontage to subdivide?

Ike made a motion to approve a 15' variance (not 17') which would put them 50' from the road instead of the requested 48', seconded by Dave and all approved. See memo dated January 14th from Planning Board and Area Variance Criteria form completed for this request.

Local Law No. 4 of 2002 regulating unsafe buildings was discussed.

Local Law No. 5 of 2002 modifying requirements for animals in the R-A zone to *three* acres---one acre for the house and two for the horse and to restrict storage of unlicensed vehicles in all zones to *one* for sale, storage or maintenance.

Country Cottage Motel campsites – no response to Nathan's letter of December 23rd or Christine's memo of January 9th. How long until we drop it from our active list?

Becky reported that she would be attending a zoning seminar in Buffalo on Thursday. She also reported that the January/February issue of "Towns" magazine has two very interesting articles that she will copy for the Zoning Board.

Mr. Griffin stated his reason for attending the meeting was to orient himself as to what to expect when his variance comes up on the agenda next month.

Scott made a motion to close the meeting at 8:20 PM, seconded by Dave, and all approved.

Respectfully submitted,

Christine B. Falkowski,
Recording Secretary