

TOWN OF NEWSTEAD  
ZONING BOARD OF APPEALS  
MINUTES of June 18, 2002

Present: Corky Keppler  
Clark Killian  
Bill Kaufman  
Scott Chaffee  
Ike Cummings  
Don Folger, Code Enforcement Officer  
Christine Falkowski, Recording Secretary

Chairman, Corky Keppler, led the Pledge of Allegiance to the Flag.

The public hearing opened at 7:00 PM to hear comments for or against the request to allow variance from 10 foot side line requirement to 2-1/2 feet of the south property line at 6820 Cedar Street, owned by Steven M. Bedford, in order to construct a pole barn to be used as a storage building.

The Clerk read proof of publication.

Steven Bedford presented the plans.

No prior comments for or against had been received.

There being no one to speak further, Ike motioned to close the hearing at 7:03 PM, seconded by Scott, and all approved.

Bill made a motion to accept the variance from 10 foot side line requirement to 2-1/2 feet from the south property line at 6820 Cedar Street, owned by Steven M. Bedford, in order to construct a pole barn to be used as a storage building, seconded by Scott, and all approved.

Discussion then resumed from the tabled May 21<sup>st</sup> public hearing regarding the request to allow a variance and special use permit for the operation of a canine boarding kennel by Melissa Liddick at 5475 Barnum Road, and owned by Thomas H. Habernack, Jr. The location is zoned C-2 whereas kennels are zoned R-A.

Don Shonn, Attorney, summarized the request for the full Board, highlighting that the hardship is unique as it is for a different zone, dog kennels could be compatible with agriculture, and the location is off of Route 5 and the Master Plan. Ms. Liddick has invested approximately \$6,000 in this endeavor thus far.

Joe Matussek, Realtor, represented Mr. Habernack. He has shown the sale property to about 15 people, and Ms. Liddick is the only interested buyer. Also, Mr. Habernack has spent \$16,000-\$17,000 for tank removal, new septic and landscaping.

Bill made a motion to accept the request to allow a variance and special use permit for the operation of a canine boarding kennel by Melissa Liddick at 5475 Barnum Road, and owned by Thomas H. Habernack, Jr. The location is zoned C-2 whereas kennels are zoned R-A. The motion was seconded by Scott, and all approved. This request will go to the Town Board's agenda for their next meeting.

The Board reviewed a memorandum from the Planning Board requesting that a member of the Zoning Board act as a liaison in creating and defining an overlay zone for the property owned by Peter Henley at Scotland and Indian Falls Road. Corky Keppler volunteered to act as the liaison, with Bill Kaufman as his back-up.

There being no one to speak further, Clark motioned to close the hearing at 7:30 PM, seconded by Ike and all approved.

Respectfully submitted,  
Christine B. Falkowski,  
Recording Secretary