

TOWN OF NEWSTEAD – ZONING BOARD OF APPEALS
MINUTES of June 21, 2005

Present: Corky Kepler
Bill Kaufman
Dave Wakeman
Peter Randall
Rebecca Baker – Zoning Officer
Jennifer Heberling – Recording Secretary

Absent: Ike Cummings

Bill called the meeting to order at 7:30 PM and led the Pledge of Allegiance to the American flag.

Peter motioned to approve the minutes from May 31, 2005, seconded by Dave and all approved.

Area Variance – 12471 Stage Road

Samuel Torrelli

The area variance request to replace an existing 27' x 57' barn with a 30' x 70' storage garage located 34.8' from the right-of-way was discussed. Newstead Town Code requires 75' set-back from the right-of-way. Homeowner stated that barn needs to be replaced because current barn is no longer safe and the new garage would have a new footer, block and be stick built. He also stated that new garage will be used for personal storage only. He indicated that no buildings on his property are being used for commercial use. Since no one else appeared to speak Dave motioned to close the hearing at 7:40 PM, seconded by Corky and all approved.

Corky motioned to approve the variance for the proposed garage as long as it is in the same location as the existing building currently is and the proposed building is the same size or smaller as the existing building. Also, the building can have no commercial use including rentals. Seconded by Peter.

Bill – Aye
Dave – Aye
Peter – Aye
Corky - Aye

Corky motioned to adjourn the meeting at 7:50 PM, seconded by Peter and all approved.

Respectfully submitted,
Jennifer L. Heberling
Recording Secretary