

**TOWN OF NEWSTEAD – ZONING BOARD OF APPEALS**  
**MINUTES of June 26, 2008**

Present: Bill Kaufman  
John Klodzinski  
Corky Keppler  
Scott Zitzka  
John Good – Code Enforcement Officer  
Jennifer Heberling – Recording Secretary

Absent: Peter Randall

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

**Area Variance Request – Timothy & Kimberly Prise – Barnum Road** – legal notice was read by the clerk.

Steve Capuson, the contractor for this project, appeared to represent the Prises. The plans for this house have already been submitted to the building department. The wetlands were delineated today. The house has been staked out and will be put on the survey. The septic system location has been approved and they are hoping to break ground by the 7<sup>th</sup> or 9<sup>th</sup> of July. There will be no other structures, other than a single family house, put on this property.

Since no one else appeared to speak, the public hearing was closed at 7:36 PM.

Bill Kaufman stated that if the variance was approved, the same conditions would apply from the original variance application of February 2005. The previous conditions are as follows:

1. Single family home only to be built.
2. If more homes were to be built in the future, the flaglot ordinance (if adopted) would have to be followed.
3. All buildings must be a minimum of 50 feet from existing lot lines. (Back yards of other parcels.)
4. No structures may be built within the 60' x 233' access portion.
5. Wetlands must be delineated before a building permit is issued.

John Good stated that the drainage from this house will not impact any of the other houses on Barnum Road.

A motion was made by Corky to approve the variance with the same conditions as before, seconded by Scott.

Bill - Aye  
John – Aye  
Corky – Aye  
Scott - Aye

Variance request granted.

Corky made a motion to approve the minutes from May 22, 2008 and June 5, 2008. Seconded by Bill and all in favor.

Corky made a motion to adjourn the meeting at 7:56 PM, seconded by Bill and all approved.

Respectfully Submitted,  
Jennifer Heberling  
Recording Secretary