

TOWN OF NEWSTEAD - ZONING BOARD OF APPEALS
MINUTES of September 16, 2003

Present: Corky Keppler
Dave Wakeman
Ike Cummings
Christine Falkowski, Recording Secretary

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

Area Variance – AT&T Cell Tower on Rapids Road

Due to AT&T's request for postponement, Ike motioned to table this decision until the next meeting, seconded by Dave and all approved.

Area Variance – Quarry Hill Estates

The request to operate three commercial vehicles (weighing less than 10,000 pounds each) out of 192 Quarry Hills Estates, owned by Russell Tucker DBA Rusty's Express was considered. Permitted accessory use in the MHP zone allows outside storage of a single commercial vehicle not exceeding MGWV of 10,000 pounds owned by the occupant of the premises for personal use. A letter dated September 11, 2003 from Quarry Hill states that they allow the delivery trucks and that they have received no complaints.

Dave motioned to approve a special use permit renewable annually with a limit of three vehicles seconded by Ike and all approved.

Corky requested that a memo go to the Planning Board regarding Tom Haberneck's 29-acre flaglot on Barnum Road. He again has a potential buyer and would like to sell it (60' frontage). Corky recommended that the Planning Board take a look at the Town of Menden's flaglot ordinance.

Ike motioned to approve the minutes of August 19th, seconded by Dave and all approved.

The bi-monthly zoning report was reviewed.

The next Zoning Board meeting is unscheduled as yet, since Dave and Ike may not be able to attend on October 21st. October 14th will be considered, but AT&T will be consulted first.

Ike motioned to close the meeting at 7:50 PM, seconded by Dave and all approved.

Respectfully submitted,

Christine B. Falkowski,
Recording Secretary