

TOWN OF NEWSTEAD – ZONING BOARD OF APPEALS
MINUTES of September 20, 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 7:35 PM and led the Pledge of Allegiance to the American flag.

Area Variance – John Stein – The Doghouse Bar and Restaurant

The area variance request of 9 feet to erect an addition on the west side of the building at 11986 Main Road was discussed. Newstead Town Code states the minimum side yard in the C-2 district shall be 30 feet for each principal building. The addition to the building is only 1 foot larger than the existing patio. The manager of The Doghouse appeared in front of the board and stated that he wants to expand his business. Since no one else appeared to speak, Bill made a motion to close the public hearing at 7:36. Peter seconded and all approved.

Discussion on variance. Board asked if the power company was notified about the variance request. Town code does not required notifying neighboring parcels. There was concern that there is a brine line next door. Rebecca stated that she is unaware of any requirements on distance to a brine line.

Corky made a motion to approve the variance request. Peter seconded.

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

Bill motioned to approve the minutes from the August 15, 2005 meeting, seconded by Peter and all approved.

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

Respectfully submitted,
Jennifer L. Heberling
Recording Secretary