

TOWN OF NEWSTEAD
ZONING BOARD OF APPEALS
MINUTES of October 15, 2002

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

Ike Cummings called the meeting to order at 7:40 PM.

The Zoning Board met to make a decision for or against the request to allow a use variance to operate 10 campsites behind the Country Cottage Motel located at 13536 Main Road, owned by George Northem. The parcel is zoned C-2, which no longer allows campsites.

The Clerk read the related section of the minutes from the last meeting.

The Board reviewed the petitions provided by Mr. Northem. There are a few neighbors in close proximity in favor of the campground.

Bill motioned to grant the special use variance with the following stipulations:

- Subject to annual review and renewal of special use permit
- Infrastructure must be in place per Planning Board
- Limited to 10 sites total (eight in addition to the two already there)
- May not purchase additional trailers; limited to rental of sites for trailers to park on

The Board then reviewed and discussed Joe Frey's temporary use variance to house animals in his barn which does not meet the minimum setback requirements. This was granted to him on August 27, 2001 to expire September 1, 2002 or until the code is changed. The variance was to be revoked if the code change was not approved.

As the code has not been changed to date, Ike motioned to renew the temporary use variance until January 1, 2003, seconded by Bill and all approved.

Ike motioned to adjourn the meeting at 8:15 PM, seconded by Clark and unanimously approved.

Respectfully submitted,
Christine B. Falkowski,
Recording Secretary