

ZONING BOARD OF APPEALS MEETING

March 16, 2017

6:00PM

The meeting was called to order by Chairman Bill Gabak at 6:09PM. Roll call by Clerk, Cindy Schiminske, found the following Board Members present:

William Gabak, Jr., Chairman  
Kathy Taylor  
Fritz Allen  
Phil DelloStritto  
Joe Flaherty  
Neal VanLiew, absent

Also in attendance: David Boyle  
Joe Bellnier  
Mike Brown  
Don Bowen, Zoning Officer

Chairman Gabak made a motion to approve the minutes of February 16, 2017 as presented by ZBA Clerk, Cindy Schiminske. Approved AYES 5-0.

The purpose of this meeting was to hear the following request:

David Boyle, 5866 Sand Beach Drive, Tax Map #123.18-1-76, is requesting the following variances in order to construct an 18' x 24' detached garage: a rear yard area variance of 14.3' from required 30'; and a north side yard area variance of 15.4' from required 20'. Reference the Town of Fleming Zoning Code, Bulk and Use Table Lakeshore District.

David Boyle indicated that he would like to erect an 18' x 24' garage on the property, which would be about 15' high. He stated that it's pretty tight down there and he would like a place to park his car and store the lawnmower. Presently there is a small shed, approximately 10' x 8' and the garage would replace that. His hope is that it would enhance the property in the area. Chairman Gabak confirmed that he would not be infringing on his lot to the south. Mr. Boyle concurred. He does own the lot but it is a right-of-way for people that live in that area, so he will be staying off that lot. The entrance for the driveway would be off of the street.

The two neighbors that attended, one who is a user of the right-of-way, indicated that they had no opposition to the variance application.

Chairman Gabak verified that the garage would be the required 10' from the house, which Mr. Boyle stated it would be.

Chairman Gabak reviewed the five criteria for granting the area variance with the Board Members.

Mr. Boyle did plan on having electricity in the garage but does not plan on any plumbing.

A motion was made by Kathy Taylor to vote on the rear yard area variance of 14.3', seconded by Chairman Gabak. Roll call vote was taken by the Board.

MOTION APPROVED 5 AYES 0 NAYS

A motion was made by Kathy Taylor to vote on the north side yard area variance of 15.4', seconded by Chairman Gabak. Roll call vote was taken by the Board.

MOTION APPROVED 5 AYES 0 NAYS

Chairman Gabak made a motion to adjourn the meeting, seconded by Fritz Allen. All in favor. Time was 6:21 PM.

Respectfully submitted,

Cindy Schiminske  
Clerk, Zoning Board of Appeals