

MINUTES OF THE ZONING BOARD: 9-6-12

Members Present: Robert Lieber, Al Socha and Amy Bertini. Members absent: Daniel O'Shea and Kay Vossler. Also present: Town Supervisor James Doring. The meeting opened at 7:30 PM.

NEW BUSINESS: Application of Tom Niederhofer for an area variance for the purpose of building a personal residence on property owned by him on the corner of Friendly Shore Road and Saulsbury Road. Mr. Niederhofer was invited to present his project to the Board. He stated that the lot is just short of the one acre building lot requirement. He has already received Health Department approval, and that letter outlining well and septic layout is attached to his application. He will be building a two bedroom cottage style ranch for his clients, a retired couple. He has already been approached by neighbors who are very encouraging to the project. The clients plan to keep the lot mostly wooded and will be building on the back corner with a driveway off Friendly Shores. He has also checked out the locations of the neighbors wells and septics and the building will not disturb a culvert on the property. There are no wetland issues. The plan for the septic is for a septic system leach field. There will be no basement. Al Socha asked if all other criteria had been met and was advised that the house has been mapped out and meets all set back requirements. Amy Bertini had a few follow-up questions as well. Robert Lieber stated that the application should go to County Planning as well and the Board will make that request for County review.

Motion by Amy Bertini, seconded by Al Socha to hold a Public Hearing at the next regularly scheduled meeting of the Board on October 4th at 7:30. All in favor, the motion carried. The Board will complete the SEQR findings at the conclusion of the hearing at the October meeting.

OLD BUSINESS: Minutes of the December 1, 2011 meeting. It was decided to wait on formally approving the minutes until the next meeting since two board members are absent.

Motion to adjourn made by Amy Bertini, seconded by Al Socha, all in favor, the motion carried and the meeting adjourned at 8:30 P.M.

Respectfully submitted,

Mary Anne McCloskey, Secretary