

ZONING BOARD OF APPEALS
DECEMBER 1, 2011

PUBLIC HEARINGS

Application D-258-A Dawn Perry & Richard L'Esperence would like to get an undersized lot variance to readjust boundary lines creating an undersized lot on Walker Road in Denver. Tax map # 243-1-2 & 243-1-62.

Application D-259-A John Kowatch would like to get an undersized lot variance to readjust boundary lines creating an undersized lot on 66 County Hwy 36 in Margaretville. Tax map # 263-3-5 & 13.3.

AGENDA

1. Approve/amend the minutes of the October 27, 2011 meeting.
2. Action on application D-258-A Perry & L'Esperence.
3. Action on application D-259-A Kowatch.
4. Preliminary discussion on application D-260-A Walnut Street LLC would like to get a width to depth ratio variance on County Highway 38 in Margaretville. Tax map # 285-2-48.111.
5. Anything else to come before the meeting

The Town of Middletown Zoning Board of Appeals will be held their regular monthly meeting on Thursday, December 1, 2011 at 7 p.m. in the Town Hall, Route 28, Margaretville.

Board Members:

Chairman.....Jason Wadler
Board Members.....Kurt Holcherr, Warren Slavin and Ken Taylor

Others Present: Peter Molnar, Kathleen Hayes, Dawn Perry, Dickie Perry, Rob Allison, Ray Kole (alternate) and Patrick Davis.

Chairman Wadler called the public hearings to order at 7:00 pm.

Application D-258-A Dawn Perry and Richard L'Esperence are requesting an undersized lot variance to do a boundary line adjustment which will create an even smaller lot that currently undersized, she would like to convey a portion of her property to Mr. L'Esperence. Kathleen Hayes brought up several issues she has had with the Perry's which were not pertinent to this application. There were no further public comments on this application.

Application D-259-A John Kowatch is requesting an undersized lot variance to do a boundary line adjustment which will leave 1 acre with his rental property and have 5 acres with his own house,

which is the reason for the undersized lot, it is a R-3 zone. There were no public comments on this application.

Chairman Wadler closed the public hearings and called the regular meeting to order.

Kurt Holcherr made a motion to approve the October 27, 2011 minutes as presented. Ken Taylor seconded motion. Motion carried.

Action on application D-258-A Perry & L'Esperence. After reviewing the application, a worksheet was completed for this application. Kurt Holcherr made a motion to approve this application as presented. Ken Taylor seconded motion. Motion carried.

Action on application D-259-A Kowatch. After reviewing the application, a worksheet was completed for this application. The board asked if the ROW could be added to the boundary line adjustment map to ensure that the ROW stays in place. Kurt Holcherr made a motion to approve this application as presented. Ken Taylor seconded motion. Motion carried.

Preliminary discussion on application D-260-A Walnut Street LLC is requesting a steep grade variance to create a flag lot on County Highway 38 in Arkville. Mr. Molnar explained that he would like to create flag lot on his property and the access is over the 10% grade required per the regulations. After reviewing the application, Ken Taylor made a motion to schedule a public hearing for December 22, 2011 and send this application for 239 review. Warren Slavin seconded motion. Motion carried.

Ken Taylor made a motion to adjourn the meeting at 7:45 p.m. Kurt Holcherr seconded motion. Motion carried.