

October 13, 2009 Zoning Board of Appeals Meeting Minutes

Minutes of the October 13, 2009 Zoning Board of Appeals Meeting Minutes held in the Meeting Room of the LaFayette Commons Office Building at 2577 Route 11 in the Town of LaFayette at 7:00 p.m.

Present: Stephen Beggs, Chairman
Robert Drumm, Member
Jerry Doolittle, Member
Daniel Kuhns, Member
Christine Keenan, Member

Recording Secretary: Mary Jo Kelly, Secretary

Others Present: Christine Ramie, Applicant

Chairman Beggs called the meeting to order at 7:45 p.m. Everyone introduced themselves.

CASE # 605 - Sketch Plan Conference for application by Bret & Christine Ramie for a side-yard variance at their property located at 1894 Route 11 south approximately ¼ mile south of the North Rd. and Route 11 intersection in an Agricultural/Residential District. (Tax Map No. 012.-02-13.0)

Chairman Beggs asked the applicant to present their proposal.

Christine Ramie said they are looking for a variance for the structure as it's the only logical place for it to go considering the slope of the land and where their leach field runs.

Chairman Beggs assumes they would like it relatively close to the house.

Member Doolittle said he visited the site and thinks she is actually asking for a variance for the location of a Kennedy Hardwood building. It's a free standing building. It's difficult to put it on the other side of the house due to the slope. All of the land slopes towards the house. You can't go back any further without touching the leach field.

Christine Ramie showed the Board some photos of her property and the structure.

Chairman Beggs asked to provide more clearance between the structure and the property line, is it possible to put the structure closer to the house?

Christine Ramie said not more than a couple of feet because if they go too far over or back it hits the leach field.

Chairman Beggs thought bringing it closer to the house might give more relief between the structure and the property line. Could it be moved 10' closer to the house?

Member Drumm asked who owns the property to the north of them.

Christine Ramie said Kuringa's.

Member Drumm asked how far their buildings are from the property line.

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Christine Ramie said maybe 15-20'.

Member Doolittle thinks it would be more like 25-30'.

Chairman Beggs confirmed the neighbors meet the setback requirements.

Member Doolittle said yes.

Member Kuhns said the structure is only about 20' from the house now. With the 6" overhang, it would require a 5 ½ foot variance.

Member Doolittle thinks you would have to have someone measure exactly where the leach field is to see how much closer to the house you can go.

Christine Ramie doesn't know that they can go as far as 10'. She knows it was pretty close to the leach field when it was dug out.

Chairman Beggs would like to maximize the space between the storage building and the property line.

Member Kuhns said they will need a side yard variance whether it's 19' or 15'. If the neighbor is O.K. with this, he might be inclined to go with the variance as it is.

Member Doolittle thinks it's O.K. where it is now. This is semi hidden from the neighbors.

Christine Ramie confirmed there is somewhat of a barrier of trees. She asked how this works from this point.

Member Doolittle said next month there will be a public hearing and anyone can come speak about the application.

Chairman Beggs said it would be good to show the measurement from the property line to the building on the survey for the public hearing.

Member Keenan asked if she spoke to her neighbors about this.

Christine Ramie said they did discuss it and her neighbor said he was O.K. with it as long as it looked O.K. Her neighbor wanted to be sure it was an attractive building.

Member Drumm asked if she had a garage.

Christine Ramie said no. There's a shed on the property.

Member Kuhns asked if there ever was a garage.

Christine Ramie said yes.

Member Kuhns confirmed it is no longer there.

Christine Ramie said that is correct.

Chairman Beggs said it would be good to have some photos of where the building is going and some pictures of the south side of the house showing the topography which prohibits the building from being put there. If there are any obstacles preventing the building from being placed anywhere else on the property, it's good to have photo's showing them.

It was decided a 6 ½ foot side yard variance would be needed. The public hearing would be on whether to grant a variance to allow the setback of 6 ½' from the most northeasterly property line (18 ½' of relief). No referral is required to the County.

Chairman Beggs asked for any other questions or comments. There were none.

This will be scheduled for a public hearing next month as long as the information requested by the Board is received in time.

Member's Drumm moved and Doolittle seconded the motion to accept the September 8, 2008 Zoning Board of Appeals Meeting Minutes as submitted by the Secretary. Motion passed unanimously.

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Member's Doolittle moved and Kuhns seconded the motion to adjourn. Motion carried unanimously.

The Zoning Board of Appeals Meeting adjourned at 8:15 p.m.

Respectfully submitted,

Mary Jo Kelly
Secretary

Adopted 11/10/09