

8/10/2004 Zoning Board Minutes

ZONING BOARD OF APPEALS

The hearing on Tuesday, August 10, 2004 was called to order by Chairman Trzepacz at 8:00 PM.

Members present: Harry Kaczmarek Also: Tom Stynes, Asst Building Inspector
Lee Occhino Robert Pierce, Town Attorney
James Tuck
Donald Trzepacz, Chairman

After Roll Call, the Clerk read the Notice of Public Hearing for Appeals Case #978 for Mark and Melissa Neff, 11 Hidden Valley Drive, who are requesting a variance to construct a 24G'+x26G'+ garage for personal storage only, no business use. Res. B. 52-6; Appeals Case #979 for William and Claudia Stradtman, 2430 Woodard Road, who are requesting a variance to build a first floor addition to existing garage 8G'+ from side lot line and a second floor addition over existing two car garage. Res.B. 144-98 C (4).

In the matter of Appeals Case #978, Mark Neff presented his case stating he has recreational vehicles, snowmobiles, lawn mowers, bikes, etc. and has no place to store them. The 24G'+x 26G'+ garage will be located at the back of the property on a 6G'Ñ concrete pad in place of a 9G'+x12G'+ shed that will be removed. The garage will have a wood frame and vinyl siding to match the house, no driveway, and will have electricity and possibly water.

Maryann Gawron of 1281 Stolle Road spoke in favor of this project. Florian Markowski of 1291 Stolle Road spoke in favor of this project. No one else spoke in favor of this project. No one spoke against this project.

In the matter of Appeals Case #979, William and Claudia Stradtman presented their case to extend the side and back of their existing 2-car garage to make a 5-car garage. The second story addition would be over existing garage (extending the existing second floor) to include a fourth bedroom, laundry room, and walk-in closet. The house sits on an angle on the property and with the addition to the garage the front corner of the house will be 12G'+ from side lot line and the back corner will be 8G'+ from the side lot line. Due to standing water, Mr. Stradtman states they are unable to build elsewhere on the property.

Three letters of support for this project were submitted with the application. No one present spoke for or against this project.

Mr. Kaczmarek made the motion: In Appeals Case # 978 for Mark and Melissa Neff, 11 Hidden Valley Drive, who are requesting a variance to construct a 24G⁺x26G⁺ garage for personal use only, no business use, I move the variance be granted, per sketches submitted and provided all Elma Town codes and ordinances are met. Seconded by Mr. Occhino. Poll vote G⁺(4 ayes. Carried.

Mr. Occhino made the motion: In Appeals Case #979 for William and Claudia Stradtman, 2430 Woodard Road, who are requesting a variance to build a first floor addition to existing garage 8G⁺ from side lot line and a second floor addition over existing 2-car garage, I move the variance be granted, per sketches and information submitted and provided all Elma Town codes and ordinances are met. Seconded by Mr. Kaczmarek. Poll vote- 4 ayes. Carried.

The minutes of the last meeting (July 13, 2004) were approved as submitted.

Harry Kaczmarek may represent the Zoning Board at the Planning & Zoning Conference on September 19-22, 2004 in Lake Placid, NY. He will check his schedule and let Chairman Trzepacz know if he can attend.

There being no further business, the meeting was adjourned at 8:25PM.

Respectfully submitted,

Jennifer M. Ginter
Secretary-Clerk