

**TOWN OF SOMERSET
ZONING BOARD OF APPEALS
MAY 2, 2023
6:00pm**

Present	Scott Ecker, Chairman Amos Andrews Joe Provencher Kent Wakefield David Haylett, Attorney
Absent	Larry Dent, Zoning Board Member
Applicant	Jeffery Higgins
Applicants (Speaker Phone)	Rhonda & Robert McCormick
Audience	Judy Brounscheidel Renate Donaldson Scott Donaldson Norm Jansen Don Kleinschmidt (Contractor) Erin Kleinschmidt

AREA VARIANCE HEARING

Owner/Applicant Robert & Rhonda McCormick
Property Location V/L Lakeview Drive

Application to consider a variance to construct a single-family dwelling on a parcel having 80 feet of frontage where a minimum of 100 feet is required and having a lot area of 15,584.80 square feet where 20,000 square feet is required.

The hearing opened at 6:00pm with R. McCormick on speaker phone. A packet was available for viewing which contained a floor plan of the house and garage, a plan showing the elevation of the house, and Reference to Subdivision Map.

Contractor, D. Kleinschmidt explained the details of the project as follows:

- Chalet style house with a two-car garage attached to the east of the house
- Construction by Barden Homes
- Within the limit of 30' tall
- Side setbacks are 15' on one side and 18' on the other
- Consistent with other houses in the neighborhood

Zoning Board

Page 2

May 2, 2023

Owner/Applicant Jeffery Higgins

Property Location 7751 Haight Road

Application to consider Variance to construct a 32' x 32' detached accessory structure with a 10' overhang in front of the principal building line, which the Town Code requires a detached accessory structure be located to the rear of the front building line of the principal building.

J. Higgins explained the project containing the following:

- Pole barn - 32' x 32' with 10' overhang
- 150' from the road; 50' from east lot line
- Closest neighbor is 600'
- Size of lot is 600' x 800'
- Intended for storage/shop
- Electric run from house
- No waste disposal

With no further discussion, the hearing was closed at 6:18pm.

APPROVAL OF THE MINUTES

On a motion by K. Wakefield, seconded by A. Andrews to approve the Minutes from April 4, 2023, the following resolution was

ADOPTED	Ayes 4	Andrews, Ecker, Provencher, Wakefield
	Nays 0	

Resolution: The Minutes from April 4, 2023, were accepted as submitted.

COMMUNICATIONS

There were no communications

OLD BUSINESS

There was no old business

NEW BUSINESS

Variance decisions for:

V/L Lakeview Drive (McCormick)

7751 Haight Road (Higgins)

Zoning Board

Page 3

May 2, 2023

Atty. Haylett explained that these are both Type II under SEQRA and are subject to the following conditions:

1. The Variance shall conform to ordinances of the Town of Somerset in all other respects.
2. Any violation of the conditions shall be grounds for revocation of the Variance.
3. The premises shall be kept neat and orderly.

Re: V/L Lakeview Drive (McCormick)

On a motion by J. Provencher, seconded by K. Wakefield to approve the variance for frontage, the following resolution was

ADOPTED Ayes 4 Andrews, Ecker, Provencher, Wakefield
 Nays 0

Resolution: A Variance to construct a single-family dwelling having 80' frontage was approved.

On a motion by A. Andrews, seconded by J. Provencher to approve the variance regarding the lot area, the following resolution was

ADOPTED Ayes 4 Andrews, Ecker, Provencher, Wakefield
 Nays 0

Resolution: A Variance to construct a single-family dwelling having a lot area of 15,584.80 square feet was approved.

Re: 7751 Haight Road (Higgins)

On a motion by A. Andrews, seconded by K. Wakefield to approve a variance for an accessory structure placement in front of the principal building, the following resolution was

ADOPTED Ayes 4 Andrews, Ecker, Provencher, Wakefield
 Nays 0

Resolution: A Variance to construct a detached accessory structure located in front of the principal building line was approved.

ADJOURNMENT

There being no further business, K. Wakefield made a motion to adjourn the meeting at 6:25pm, seconded by J. Provencher. Carried unanimously.

Respectfully submitted

Sandra Lewis
Zoning Board Secretary