

**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



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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