

Town of Starkey Zoning Board of Appeals

40 Seneca Street, Dundee, NY 14837

The Town of Starkey Zoning Board of Appeals held a Public Hearing and regular meeting on Thursday May 7, 2018 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

Members present:

Eileen Rudaitis, Chairperson
Neal Alexander
Terry Campbell
Jeff Morris
Doug Wells – absent

Guests present:

Ken & Sue Fisher
Mary Rose
Maureen Richardson
Mr. and Mrs. Bob Taylor
Tim Doane
Diana Burgey

Chairperson Eileen Rudaitis opened the Public Hearing at 7:30pm. Eileen called for a motion to approve the minutes of the previous meeting. Terry motioned to approve the minutes, seconded by Jeff. Motion carried 4-0 minutes approved.

2018-ZBA-1 Ken Fisher, 36 North Glenora Road, Dundee, NY 14837 requests an Area Variance to build a 2 story 16'x22' addition to an existing cottage that does not meet the lake side set back or elevation of 451.4 above sea level. Ken gave an overview of the proposed project stating he would like a variance for the lake side set back and a variance for the flood plain height. He was asked about building a split level for the new construction to make it above the flood plain. Ken stated it would create a problem with the grandchildren and with his mother-in-law. Jeff noted that the cottage/house is at 450.1 so it's only 1'3" below the high water mark. Mary Rose asked where the leech field is and Ken said it is on his sister's property. Ken stated he is working with Richard Osgood of Penn Yan. Mary Rose asked about the septic. Ken said the septic is checked twice a year. The system will be sufficient for the project per Mr. Osgood. Jeff asked if the neighbors commented to Ken. Mary Rose said she and her siblings are ok with the project. Mr. Kirschner is against the variance as the letter he received had the wrong date of the meeting. He was told that new letters were sent out. Jeff asked about flood proofing the addition. Jeff suggested Ken speak with his contractor about flood proofing.

2018-ZBA-2, Maureen Richardson, Lakeview Road, Dundee, NY 14837 requests a variance for a 10'x12' storage shed that does not meet the lake side set back. Board members noted that the size of the shed requested is larger than the allowed size in that area. Man said he measured the other sheds in the area and they are over 100 sq. ft. Eileen received a call from Mr. Mead

and he asked how many feet was the Richardson property from his, Eileen told him to contact the assessor's office. The Board suggested that the put in an 8'x10' shed instead which would keep it in compliance. Applicant is willing to put in an 8'x10' shed.

2018-ZBA-3, Michael Burgey, 4220 Upson Point, Dundee, NY requests an area variance to add 2 60"x80" additions to his existing cottage that does not meet the side yard setbacks. He would like to square off the building. The man representing Michael Burgey stated the want to add to both ends of the building. Bob Taylor requested to see the site plan.

Public hearings closed at 7:57pm. Regular meeting opened at 7:57pm.

Old Business: 2018-ZBA-1 Ken Fisher, 36 North Glenora Road, Dundee, NY 14837 requests an Area Variance to build a 2 story 16'x22' addition to an existing cottage that does not meet the lake side set back or elevation of 451.4 above sea level. Terry asked about the possibility of putting in flood vents under the building. Jeff suggested discussing flood vents with his contractor. Eileen read the 5 tests for an area variance with a negative declaration. Jeff motioned to approve the application, seconded by Neal, motion carried 4-0. Area Variance approved.

2018-ZBA-2, Maureen Richardson Lakeview Road, Dundee, NY 14837 requests a variance for a 10'x12' storage shed that does not meet the lake side set back. The board suggested that they put an 8'x12' shed in place of the 10'x12' requested. Eileen read the 5 tests got an area variance with a negative declaration. Jeff motioned to approve the placement of an 8'x12' shed, seconded by Terry, motion carried 4-0. Area Variance approved.

2018-ZBA-3, Michael Burgey, 4220 Upson Point, Dundee, NY requests an area variance to add 2 60"x80" additions to his existing cottage that does not meet the side yard setbacks. Eileen read the 5 tests for an area variance with a negative declaration. Neal motioned to approve, seconded by Jeff, motion carried 4-0. Area Variance approved.

Respectfully submitted,

Peggy Carr, Clerk

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