

**Town of Starkey Zoning Board of Appeals**  
**40 Seneca Street, Dundee, NY 14837**

The Town of Starkey Zoning Board of Appeals held a regular meeting on Thursday January 18, 2018 at the Town of Starkey Town Hall, 40 Seneca Street, Dundee, NY 14837.

**Members present:**

Eileen Rudaitis, Chairperson  
Terry Campbell  
Neil Alexander  
Doug Wills  
Jeff Morris

**Guests:**

Brian Quackenbush, Code Official  
Ralph Dubendorfer  
Nancy Dubendorfer

Chairperson Eileen Rudaitis opened the meeting at 7:30pm. Eileen called for a motion to approve the minutes of the previous meeting. Terry motioned to approve, seconded by Neil, motion carried 5-0, minutes approved.

Old Business: 2017-ZBA-6, Ralph Dubendorfer, 4418 Juniper Rd., Dundee, NY 14837 is requesting an Area Variance for a 3 season room addition to their existing cottage. The Dubendorfer's had previously been approved for an Area Variance for the side yard setbacks and a screened in porch. Eileen asked if the building permit requirements were different for a screened in porch as opposed to a 3 season room. Nancy Dubendorfer gave an overview of their plans. She stated that the previously approved 3'x8' storage area is actually a utility closet. Neil mentioned to Jeff that the setbacks had been previously approved (Jeff was excused from the previous meeting). There was a discussion as to whether the structure was a screened in porch or a 3 season room. Nancy explained to Jeff where the structure is and that it does not encroach on the neighbors nor does it block the neighbors' views. Nancy handed out an elevation certificate to show they are in compliance. Jeff proposed a Public Hearing for a 3 season room to be held on Thursday February 15, 2018 at 7:30pm.

Respectfully submitted,

Peggy Carr, Clerk  
Town of Starkey Zoning Board of Appeals

