

## Town of Milton Zoning Board of Appeals January 28, 2010

Attendance: Mary Lou Festa (Chair), Brian Companion, Kim Weaver, Fred Harris, Ken Buhrmaster, Jim Cook (Alternate), Martin Pozefsky (Attorney), Wayne Howe (Zoning), Allison Saul (Town Board), Sue Talmadge (Secretary).

The meeting was opened with the Pledge to the Flag.

The minutes of the December 17, 2009 meeting were approved with a motion by Harris, a second by Weaver and all members voting in favor.

### **Review LeBrecque area variance at 160 Saratoga Avenue**

Andre LeBrecque represented his application explaining he would like to remove an existing garage and replace it with a single family home.

Howe explained the property is in the R1 zoning district. The rear setback is measured from the unconstrained land and is on the top of the bank. He has 40 feet and the required setback is 50 ft. The front setback is allowable and the side setback can be met. Public water and sewer would serve the property.

Festa inquired about bank in the rear of the property.

LeBrecque explained it is a very steep bank.

Buhrmaster noted the home seemed to be small and wondered if the applicant would be seeking an addition in the future after the home is built.

LeBrecque explained the home is 38 ft deep and 45 ft wide and includes a garage.

The public hearing was scheduled for February 25<sup>th</sup> at 7:00 PM.

### **Review Norton area variance at 3509 Galway Road**

David Norton represented his application explaining he is requesting a side setback variance of 2 ft +/- for the purpose of a lot line adjustment and subdivision.

Howe explained there is a shed on the 10 acre lot to the right that is over 750 sq ft and therefore requires a 50 ft setback. The plan indicates the pre-existing buildings as well as the rear property line.

Howe explained how the Lot Line Adjustment is handled.

A variance of 1.8 ft. +/- is requested.

Buhrmaster inquired if the shed could be moved.

Norton explained that the plan indicates the building is shed but is in fact a pole barn with deep footings and cannot be moved.

The public hearing was scheduled for February 25, 2010 at 7:05PM

**Festa noted the Stack area variance application has been withdrawn.**

**In other business** Mary Thornhill inquired of the board how she could apply for a variance to allow a 4 lot subdivision on her property instead of a 2 lot subdivision that is currently allowed. Howe indicated he would be happy to sit down with Mary in his office to review her plan.

There was no other business. The meeting was adjourned.

