

ZONING BOARD OF ADJUSTMENT/PLANNING COMMISSION MEETING

November 15, 2012

MINUTES

Meeting Called to order: 6:34 PM

Members Present: Suzy dePeyster; Colleen Scholz, clerk; John LaVecchia, Z.A.; Judy Boehlert; Lisa Robinson; Tom Fierravanti

Minutes of October 18, 2012 meeting-read-motion to approve as amended- made by Judy & Seconded by Suzy, approved unanimously.

Zoning Administrators report:

John met with Dave Mance, surveyor-regarding the Milo/Kauffman boundary line adjustment and the Mylar which tracks the hand written deeds on file. The parcel on the uphill side of the road shown on the map as 1.6 acres (less than 2 acres). The map also shows a slim landlocked parcel less than 2 acres(too small to be measured).

Suzy asked if Mance shouldn't have known the Bylaws prior to creating the map. Dave was not asked to create the lots, just to follow the lines of the deeds.

New Business

None

Old Business

Judy reminded the board of the Public Hearing to approve the Zoning Bylaws & Flood Hazard Regulation scheduled for 11/29/12 at 6:30pm. It has been warned and posted on all the town boards – copies are available on the Town of Sandgate website.

Next Meeting is scheduled for Thursday December 20, 2012 @ 6:30 pm

Hearing-Tudor/Kauffman Boundary line adjustment/Subdivision

Milo Tudor,Leilia Kauffman-PRESENT

Matt Tudor also present

Copy of Mylar present

Tom stated that the purpose of this hearing was not to decide if the deeds were legal or not, only to approve or disapprove the application for the boundary line adjustment/subdivision as represented on the Mylar.

According to the Bylaws

4.2 Permitted Uses in RR Districts

1. One-family, two-family dwellings, and multiple-family dwellings, as defined in the Bylaw, on a lot of not less than **two acres** per dwelling unit.

AND

4.6 Dimensional Requirements-RR Districts:

Minimum lot area - Principal Building or Use **2 acres**

The Zoning Board can not approve the application as it stands. The lots created are less than 2 acres.

A motion was made to continue the hearing at the next meeting on December 20, 2012 at 6:30pm where additional material can be presented was made by Judy and seconded by Suzy. Unanimously approved.

Motion to adjourn was made by Judy and Seconded by Suzy, unanimously approved

Meeting was adjourned at 7:20PM

Respectfully Submitted,

Colleen Scholz, Clerk