

Planning Board – September 15, 2014

Meeting called to order at 7:054PM by Vice Chair Hessney

Present: Jack Hessney, Linda Lefko, Sam Selwood, Elaine Thiesmeyer Floyd Hoover

Excused- Dave Granzin

Others- John Ghidiu, George Thompson, Dwight James, Jason Inca, Shannon Williams, Bill Grove

Minutes from August meeting presented, moved by Linda, 2<sup>nd</sup> Sam to approve, carried.

Review- 14-6 Area Variance application of Izzo Golf Inc 2189 Hansen Harbor.

1. 16.6' variance for setback from centerline of roadway where 30' is required
2. 4.1' variance for side setbacks from the north property line where a 10' is required minimum
3. 2.1 variance for setback from the mean high water line where 10' is required.

Engineer Bill Grove appeared representing the project along with Jason Inca, contractor and Shannon Williams architect. The addition will be built around footprint, structure will be closer to side, road and lake. Owners originally wanted 6 bedrooms for growing family. Area available caused restraints on septic size, this limited bedrooms to four. Replacement septic system will be a Puraflow system which works with Peat modules It is a time dose system which disperses waste water in micro doses on a timer. Mr. Grove has worked with this system and is very impressed with it. There will be a retaining wall built on other side of roadway where the septic system will be installed behind of it.

The project includes adding a two story two car garage to the north side which would be located closer to the side setbacks than allowed. Parking is at a premium on Hansen Harbor so they would like a two car garage. The second story of structure would be a large master bedroom. The structure addition in the front would be closer to the high mean water mark at 7.9' In line with the existing porch.

The break wall at the lake would be built 6 courses higher the entire length of property for more level lawn area.

A question on the roadway setback, as this is a private road the Town Codes and regulations would not apply, therefore this would be a decision of the owners the Hansen Harbor Association.

Question on obstructing the view of neighbors, there is a grassy area where cars park and garage to the south. There are large pine trees inside property line to North, which will be removed for garage.

Question regarding emergency services access down this roadway. Mr. Inca stated there is presently structures closer in proximity to roadway now.

Question as to why the addition not added to southern end of structure, Ms. Williams stated to keep this as a renovation project and not alter the original footprint. Also the massive tree would need to be removed, the owners do not wish to have cut down.

Members concurred the only issue with this application is the north side setback. Does this addition obstruct the neighboring property to the North's view.

Jack thanked Mr. Grove, Mr. Ina and Ms Williams for their input and information on this proposed project.

Motion by Sam 2<sup>nd</sup> Floyd the following recommendation to the Zoning Board of Appeals  
On application AV 14-6 2189 Hansen Harbor Rd

*The Planning Board recommends approval with the condition that the adjacent property owner to the north has no objections to the request for side setback variance along the north property line of the proposed project, carried by all.*

Note: William & Vera Schifflett, 2185 Hansen Harbor Rd are the adjacent property owners to the North.

No committee reports presented.

Discussion on bylaw changes Defining application submission dates, motion by Elaine 2<sup>nd</sup> Sam to present this amendment to Town Board for adoption, carried.

Waste Water public hearing September 30, 2014 at Dresden Firehouse 7:00pm.  
Linda did a follow up with JC Smith- New York Stet Environmental Facility Corp. on funding available to property owners for waste water replacement, she reported there is none at this time.

Motion to adjourn by Sam 2<sup>nd</sup> Floyd carried at 8:15PM

Respectfully submitted

Betty Daggett