



Chairman Carnell asked about a letter of approval from the Homeowners Association. Mr. Gottlieb said they were working on it; there was a question about the relocation of the well. The application indicated that they were also requesting a front yard setback, which was not included in the legal notice.

It was determined that this variance was already approved at a prior meeting and is still valid. The board had no comments. There was no public comment.

The criterion for area variances was discussed:

Feasible alternative: all voted no; based on the size of the lots in Wolf Lake area.

Undesirable change: all voted no; many of the houses in the area do not meet the setbacks

Substantial request: all voted no; given the lot size

Adverse effect: all voted no; the septic system is being upgraded in addition to the construction

Self-created: all voted yes

A motion to grant both variances as requested was made by Bob Hoose seconded by Sharon Kazansky.

4 in favor

0 opposed

### **CONGREGATION ICHED ANASH** – Barbara Garigliano

Chairman Carnell read the legal notice. Proof of mailing was submitted.

The applicant is requesting area variance for the purpose of (1) increasing the allowed density from 1.9 units per acre to 4.98 (2) decreasing the required lot size from 10 acres to 5.82 acres & (3) decreasing the side yard setback from 25' to 11.1'.

Ms. Garigliano stated that Kutsher sold property to the applicant, which included the pump station that supplies water to the hotel. A post-closing obligation was that the applicant applies to the necessary boards to correct the issue. The proposed property line follows a natural drainage ditch, which is why the property line is all crooked. There is a cliff that drops off; no one would be able to do anything along the property line. The bungalows are served by wells; not the pump station. It is now proposed to subdivide off a parcel of land on one end and add it to the deficient lot so that the density and lot acreage variance are no longer required.

Since bungalows are not allowed in the SR zone; it was considered that a 50' setback would be required, as if it was in zone where they were allowed.

A motion to amend the application to delete the density and lot acreage variances and include a side yard setback for the bungalows to a minimum of 33.2' from 50' was made by Sharon Kazansky seconded by Bob Hoose.

4 in favor

0 opposed

The side yard setback for the pump station is the same as previously requested.

The board had no questions. There was no public comment.

The Planning Board is lead agency for SEQRA.

The criterion for area variances was discussed:

Feasible alternative: all voted no; based on the layout of the existing buildings

Undesirable change: all voted no; all the surrounding property is owned either by Kutsher or Congregation Iched Anash.

Substantial request: all voted no

Adverse effect: all voted no

Self-created: all voted yes

A motion to grant the two area variances as requested was made by Sharon Kazansky seconded by Pamela Zaitchick.

4 in favor

0 opposed

## INTERPRETATION

Chairman Carnell recused from the following discussion as it involves a family member. Bill Rieber took his place.

### HUNTING & FISHING CABIN-

The board discussed hunting & fishing cabin, which is defined in the code as “a structure designed for seasonal occupancy”. The bulk table indicates it must be no larger than 400 square feet and 200’ from any property line. The code does not, however, have a description for seasonal. Bill Rieber said that he felt the intent was to not have a proliferation of sub-sized homes. Logan felt maybe a definition for seasonal is necessary. Most hunting camps in the Town are fully functioning hunting and fishing cabins but you don’t live in them; occupying them for maybe two weeks during hunting season. The definition need not apply to heat and construction. The interpretation of the board is that the use and occupancy of the building is for a limited number of days for the annual pursuit of recreational outdoor activities including hunting & fishing; preventing the use as a primary residence.

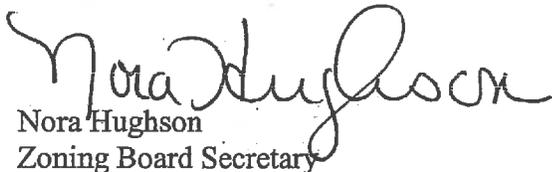
Motion by Bill Rieber seconded by Bob Hoose.

4 in favor

0 opposed

Motion to adjourn at 7:40 PM was made by Sharon Kazansky.

Respectfully submitted,

  
Nora Hughson  
Zoning Board Secretary