

TOWN OF FERRISBURGH
ZONING BOARD OF ADJUSTMENT
MINUTES OF NOVEMBER 6, 2013

Present: Charlene Stavenow-Chair, Robert Beach, Alyth Hescock, Mike Delaney, Rayne Herzog, and John Paul

Visitors: Finn and Kate Yarbrough, Dan Berry and Alex Carver.

The meeting was opened at 7:00 pm. Bob Beach moves to approve the minutes of October 2, 2013 with the following addition to the 13-082 permit "which is on the Rice property"; second by John Paul. So voted.

13-104 Finn and Kate Yarbrough

They would like to add an accessory barn on their property on the corner of Sand Road and Fort Cassin Road. They want to move an existing old English Style barn from the Hawkins farm to their property. The best location is on ledge close to the road. They will be able to use the existing drive way, it will keep the buildings consolidated in keeping with the historic character of the property, would be attractive to passersby and it will preserve more of the pasture land. They are asking for a twenty five foot waiver of the setback requirements. They have spoken with the neighbors, the Brands, and they are ok with the location. It will have power and no water; there will be no outside lights.

Mike Delaney moves to close the public hearing; second by Rayne Herzog. So voted.

Bob Beach moves to approve the permit as presented and grant the 25 foot waiver recognizing that this for an Ag use and will preserve the more valuable land for the animals and will be in character with the house that was built in 1810; second by Mike Delaney. So voted.

13-105 Chris and Lisa More

Dan Berry speaks for the permit. It is an old camp that needs repair. The flooring is bad, the roof is bad and the siding is bad. They want to add dormers to the roof and enlarge the loft to move one of the existing two bedrooms upstairs. That will raise the roof from 14' to 15'8". They also want to enclose the deck into a porch which will not increase the footprint of the camp. They will use the existing outside lighting. They want to repair the novelty siding and put in a new kitchen and bathroom. The septic has been upgraded. They have a letter of approval from Long Point Corp. The hearing is closed.

Bob Beach moves to approve the permit as presented noting that the footprint will not be increased and with the letter from Long Point Corp. to be on file; second by Rayne Herzog. So voted.

13-084 Gary Gray

The hearing is reopened. Dan Berry speaks for the permit. It is for a one car garage with a work shop. They have the wetlands permit and the elevations. It will be cedar shake siding to match the cottage. There will be power with no water. The outside lighting will be downcast pointed towards the owner's cottage.

Rayne Herzog moves to approve that the conditions of the permit have been met; second by Bob Beach. So voted.

13-009 Ken and Theresa Harris

Alex Carver speaks for the permit. The three conditions of the permit have been met. The waste water is approved; he has the drawing with the setbacks and has an example of the siding which will be corrugated galvanized metal.

Mike Delaney moves to approve that the conditions have been met; second by John Paul. So voted.

Adjourn 8:10 pm.

Respectfully submitted

Chet Hawkins
Minute Taker