

**TOWN OF FERRISBURG
ZONING BOARD OF ADJUSTMENT
MINUTES DECEMBER 3, 2014
Approved**

PRESENT: Charlene Stavenow, Bob Beach, Rayne Herzog, John Delaney, Alyth Hescok.

VISITORS: Ken Wheeling (ZA), Richard Bernstein, Carol Hanley, Brad Rabinowitz, David Kelley, Matt Wamsganz, Tim Price, Bernard Loven

Minutes of November 5, 2014 "read" and approval deferred until the February 4, 2015 meeting, due to a lack of quorum to vote on them.

1. Hearing opened on Application 14-102. Parcel # 99/99/99.017 - Richard Bernstein spoke to the application, which presented plans for raising the roof on his camp, converting a ranch house into a salt box. A second floor will be added to the front section, creating a bedroom and an office upstairs. One bedroom will remain downstairs. Anderson windows will match. The addition will be particle board; shingled the same. This does not change the impervious area. Long Point letter attached.

No public comment. Motion to close the hearing at 7:12 PM (John Delaney); seconded by Robert Beach. Robert Beach moves to accept as presented. Seconded by Rayne Herzog. Approved unanimously without condition.

2. Hearing opened on Application 14-117. Parcel #01/01/03 - David Kelley spoke to the application. This is to clear up a possible zoning violation. The Commo's built a house and shop on their land, converting the old house to an office, etc. A son returned home and moved into the new house, and the Commo's moved back to the old house. This created two (2) residences on the same property. The applicant was previously advised to change one into an Accessory Dwelling Unit as it would then conform to regulations. Both are presently occupied. Septic needs no change.

No public comment! Motion to close hearing at 7:19 (Rayne Herzog); seconded by John Delaney. Rayne moved to approve the application as presented. Alyth Hescok seconded. Approved unanimously without conditions.

3. Discussion of an Appeal of the ZA decision by Wisteria. Parcel # 04/01/27.1 - The Board has 60 days. Meeting set for Thursday, January 22nd at 7 PM. Contact to be made with Conservation Commission.
4. Hearing opened on Application 14-120. Parcel # 05/01/75.21 - Brad Rabinowitz spoke to the application. Applicant seeks to construct a 15'6" x 7' roof over the back door. Essentially it is to cover smoker. Doesn't change anything else, and compatible building materials will be used.

Public comment none! Motion to close public hearing (John Delaney); seconded by Rayne Herzog. Robert Beach moves to approve as presented, seconded by John. So approved.

5. Hearing opened on Application 14-121. Parcel #13/01/08 - Request is for a 20' x 36' replacement shed at Button Bay Park. It is an enlargement of an existing structure. Applicant did not show. Additional materials needed.

John moved to recess the hearing until February; seconded by Robert Beach. So voted.

6. Hearing opened on Application 14-122. Parcel # 99/99/99.002 - Tim Price spoke to the application, seeking a Conditional Use permit for the Zinn camp. Basically, the family is getting bigger – have no real place to eat at the camp. They application seeks to raise the roof, creating a master bedroom

upstairs. The old master bedroom will be converted to a dining room. Same vinyl siding. No letter from Long Point attached. Height would be 22'

Concern that Long Point Board gets the height info. Anyone behind to have view blocked [NO]. Also concerns about the new neighbor being warned [They had been duly warned]. The construction is to begin next summer. Cathedral ceiling – therefore needs elevations.

Robert Beach moves to recess the hearing until February 4, 2014; seconded by John. So voted.

7. Matt Wamsganz (Coco) presented drawings for a minor adjustment. Parcel # 23/20/36 - A small locked, wooden "cabinet" with doors is requested to cover the controls of the tanks out back. Materials will match existing construction materials. Security is now an issue [they have been robbed recently].

Rayne Herzog moved to approve, as presented and is to match the existing building; seconded by Robert Beach. Approved unanimously without conditions.

Move to adjourn (John Delaney); seconded Rayne Herzog. So voted.

MEETING ADJOURNED AT 8:26 PM

[Respectfully submitted: Ken Wheeling]